

Ed Knox

## BE YOUR OWN LANDLORD

The desire to own a new home is natural, for nothing in life makes for more genuine family happiness, independence and a real sense of security than a comfortable home, large or small, which one might truly call his own.

There never was a time in our history when this desire to own a home could be gratified more completely and quickly than in this present era of easy financing over a long period on a monthly payment plan at about what one now pays in rent — only you pay it to yourself and not to some landlord.

Moreover, if the rented house you live in increases in value, your landlord reaps the benefit — not you. If the house you build for yourself is of good architecture, well constructed and the location wisely chosen, you can live in it for years rent free, and then sell it for more than it cost you. All the benefits come to you and not to a landlord.

The houses illustrated in this book of new homes possess to an unusual degree a charm and individuality rarely found in moderately priced houses. As you turn the pages you will realize that they have been designed by experienced architects who are not only familiar with every kind of building material and the most approved methods of building construction,

but who are responsive to the charm of pleasing proportions, to the beauty of harmonious color combinations and to that touch of originality that challenges admiration.

There are complete working drawings for each of the designs that follow in this book and in using these plans the home builder will find that his home has been formed from a complete scheme, from a design that has been thoroughly studied, planned for convenience, constructed for strength, modeled for beauty.

In the home you select there may be some change you would like made — a rearrangement of rooms, some special feature added. Changes in plans to meet your ideas are made by competent architects. We will be glad to give you complete information concerning material and labor costs, approximate time necessary to complete building and other data which may interest you.

Please feel free to consult with us. An estimate of cost on any house you are interested in will be cheerfully furnished. We can be of very definite service to you in explaining construction and other details. Our broad experience and knowledge of materials and trade conditions will be of the greatest help to you — and you need not feel obligated in any way.



# SELECTING THE HOME SITE

It is of vital importance to accord proper thought and consideration in the selection of a satisfactory home site. In this feature of home-building, the matter of accessibility, improvements, soil character, lot levelness, and neighborhood charm should be studied and judged to the satisfaction of the builder.

**ACCESSIBILITY:** In general a lot in an isolated community is not a wise investment as judged by the necessity of convenience to schools, churches and stores. It is easily understood that higher prices prevail where fewer stores are available, and likewise that the more easily accessible a home site is to a shopping center, the less the transportation costs and inconvenience.

**IMPROVEMENTS:** If at all possible, the lot you choose should be completely improved with sidewalks, paved streets, street lights, sewer, water, gas and electricity. Without these improvements, you are seriously handicapped in regard, not only to comfort, but from a monetary viewpoint of special assessments, etc., when these improvements are solicited by the municipality. It

is good, sound finance to purchase improvements with the lot if available in the locality you prefer.

**SOIL STRATA:** Careful consideration should be employed regarding the character of the soil or stratum. The house should be erected on firm ground, and not on "filled-in" earth or debris. It should be easily excavated and provide good natural drainage. A rock of stone strata requires blasting, and this expensive treatment should be avoided if possible.

**LOT LEVELNESS:** A level, even-surfaced site is most preferable, but slight irregularities are not objectionable, and may even enhance the appearance of the home if handled with proper study and skillful landscaping. Deep depressions necessarily add to the building costs.

**NEIGHBORHOOD ATTRACTIVENESS:** A new attractive home, erected in an old, run-down locality is not only too conspicuous, but is a very stupid investment. Select your home site in the neighborhood which is pleasing in appearance, and fitting to your income and to your individual tastes.

## LOCATING THE HOUSE ON THE LOT

After you have selected your lot, the next important step is the choice of an attractive and practical placement of your home. In this respect, you may be restricted by the narrowness of the lot, by the local building code, or by a clause in the deed. However, you should attempt to place it so that the front wall is in line with the front wall of the adjoining homes.

If you are unrestricted, there are important and practical features to be considered. Obtain the exact measurements of the outside walls, using stakes for the corners of the house, and shift them around until you have ultimately decided upon the best and most advantageous spot. In doing this, take into consideration first the natural landscape, i.e. trees, shrubs, etc., which you may wish to preserve, then study the drainage problem in regard to slope, consider the importance of an adequate sized driveway for your car, sufficient space for your garage, and decide upon a convenient approach to the house.

There is an increasing trend towards placing the garage close to the house or attached to it. This is one reason for the popularity of the wider lot.

The house should be planned to fit the lot. Consideration should be given to the local climate, the prevailing breezes and to sunlight. The bedrooms and the kitchen should be placed so as to have the benefit of the prevailing winds. For privacy, light and air it is desirable to have houses at least 15' apart.

Do not assume that fences are boundaries to your lot, but verify by a survey the actual lot lines so that you do not encroach on your neighbors' property, or be on yours.

These suggestions should be strictly adhered to if your home is to be both conveniently and charmingly located on your property.



# F.H.A. Insured Mortgage Plan

THE UNITED STATES GOVERNMENT MAKES IT EASIER FOR YOU TO BUILD A NEW HOME "NOW" THAN AT ANY TIME IN THE PAST

**NATIONAL HOUSING ACT**—Under the terms of the National Housing Act, insured mortgages have been made available to you. You can now build your own home with the certainty of ACTUAL ownership before you. Today you can build a home that will be yours in 10, 15, or 20 years.

**YOUR RENT PAYS FOR HOME** — The easiest way for you to pay for a home is to pay for it as you pay rent. The logical way is to pay monthly, out of income, an installment on the principal and the interest etc., and thus, over a given period of years, pay off the entire mortgage and have the house free of all debt. It's very much like buying a house and then renting it to yourself.

**SMALL INITIAL INVESTMENT**—Now you can buy or build a house on exactly that basis. Your initial investment in the property can be a small percent of its value. You may borrow the balance according to F. H. A. appraised value from an approved lending institution, covered by Government insurance, and repay the entire amount on a monthly basis. In most cases if your lot is fully paid for and clear of all encumbrances, the loan you can have will cover all costs of construction, etc.

**LONG PERIOD FINANCING**—You may take up to 20 years to pay. You may pay in 10 or 15 years, if you like. Each month you pay an installment which not only includes the interest and a part of the principal sum borrowed, but includes also a twelfth part of the annual taxes, mortgage insurance premium, and the fire and other hazard insurance premiums.

WE CAN ASSIST YOU IN MAKING THE NECESSARY ARRANGEMENTS TO PROPERLY AND ADEQUATELY FINANCE THE HOME OF YOUR CHOICE.

**WHAT DOES IT COST?**—Less than the old method of home financing, *because you may borrow a greater amount on the appraised value of your home.* That means *one mortgage, the end of refinancing problems, a fair and government-controlled interest rate and service charge.*

**WHO LENDS THE MONEY**—Local financial institutions such as banks, mortgage companies, life-insurance companies, and building and loan associations, are in a position to finance the purchase if you are able to make a down payment or establish a small equity in the total value.

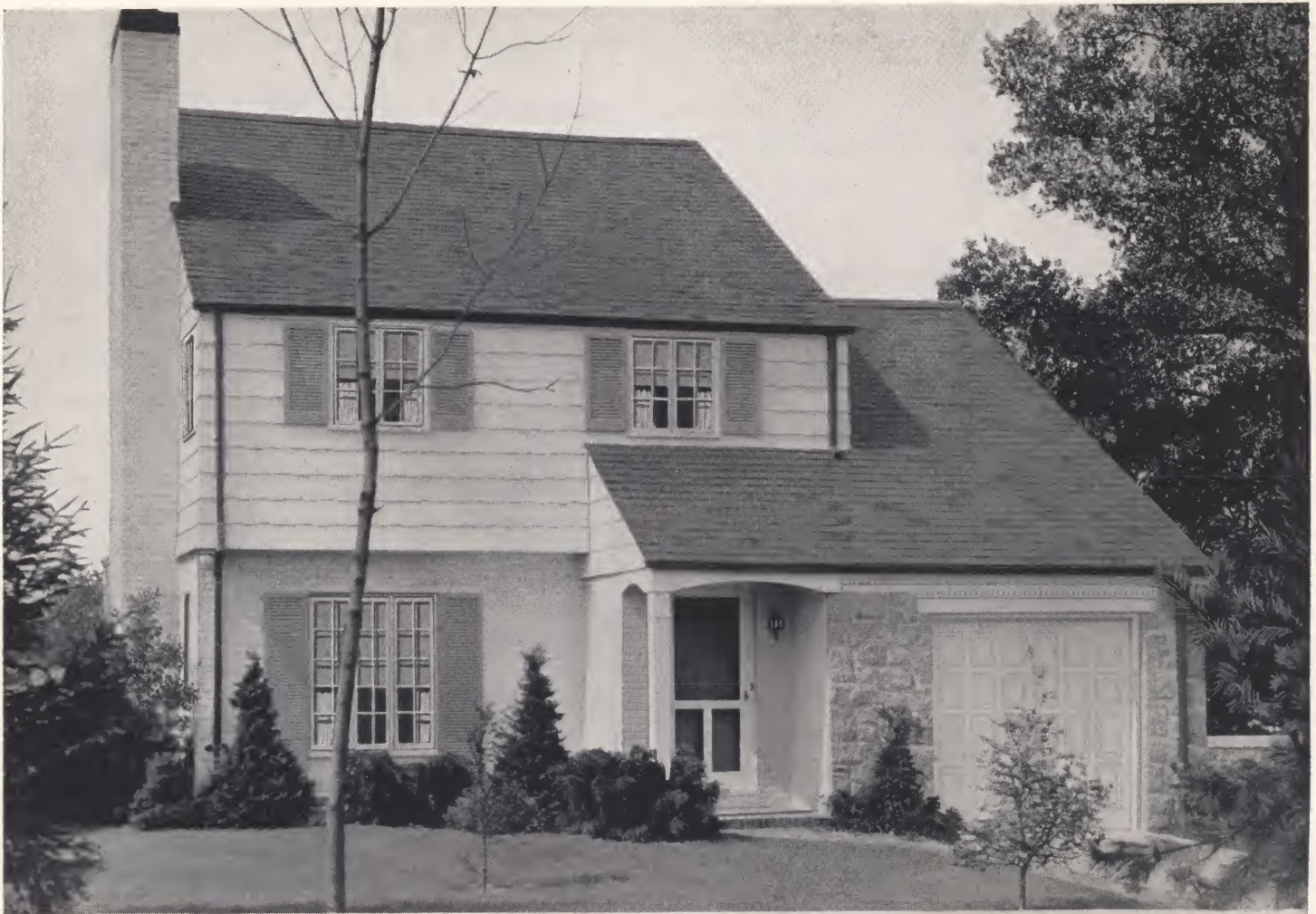
It is, of course, to your advantage to make a larger down payment if convenient, but your borrowing capacity on this new plan, as sponsored by the Federal Housing Administration, is greater and is offered in one mortgage—and repayable monthly like rent. If your lot is fully paid for and clear of all encumbrances, the value of the lot can be equivalent to a good percent of the total property cost.

**FOR THE FIRST TIME** we have one universal, nation-wide, open-to-all, easy financing plan which requires an absolute minimum of the new home builder's cash dollar.

**OWN YOUR HOME** — Thus, there is today placed before you a broad highway to home ownership. A way that enables you to pay for your home, as you go, at a lower cost, with all the elements of safety, convenience and assurance.

**TODAY YOU CAN BUILD A HOME**, knowing that you are able to make the monthly payments, and that at the end of the monthly payment period the home will be yours.





## The STONINGTON

The skillful combination of brick, stone and wall shingles gives this home an appeal and picturesque distinction entirely its own. The attached garage beside the inviting porch accentuates its modern adaption to the early American style.

9

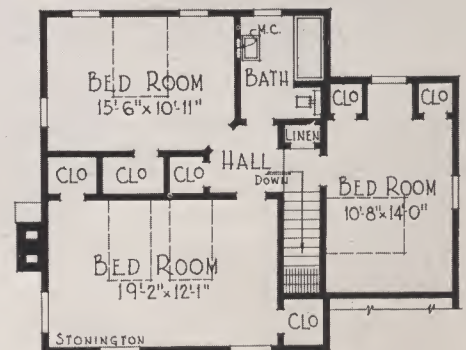
SIX ROOMS, TOILET, BATH  
AND GARAGE

25,200 CUBIC FEET

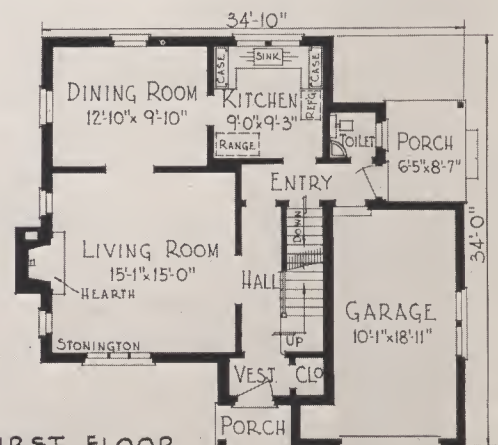
6

### DIMENSIONS

SIZE OF MAIN BUILDING	34'10"X34'0"
SIZE OVER ALL	38'0"X36'6"
CEILING HEIGHT FIRST FLOOR	8'0"
CEILING HEIGHT SECOND FLOOR	8'0"
HEIGHT OF BASEMENT	7'0"

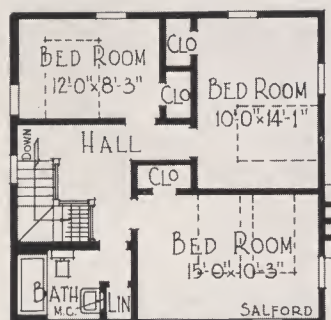


SECOND FLOOR



FIRST FLOOR





SECOND FLOOR

## The Salford

A home in good taste is always in style. This modified early American home with its balanced arrangement of windows set off by a large imposing bay, gives it an air of neatness. The rooms are laid out with efficiency and comfort as the dominant features.

9

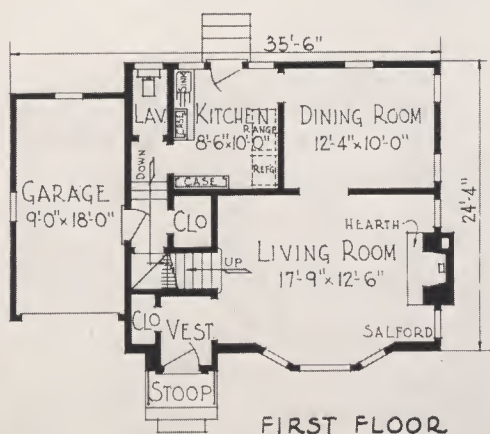
SIX ROOMS, TOILET, BATH & GARAGE

21,500 CUBIC FEET

6

## DIMENSIONS

SIZE OF MAIN BUILDING	26'0" X 24'4"
SIZE OVER ALL WITH GARAGE	37'9" X 34'9"
CEILING HEIGHT FIRST FLOOR	8'0"
CEILING HEIGHT SECOND FLOOR	7'6"
HEIGHT OF BASEMENT	7'0"



FIRST FLOOR

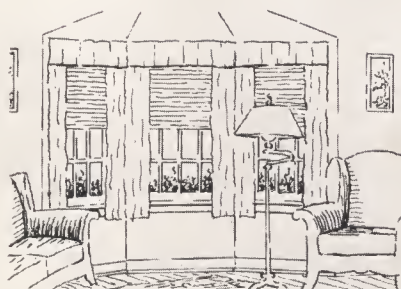




## The STILLWATER

A Cape Cod design that is sensible, well planned and practical. The living room, with its corner fireplace, and the large plaster arch entering the dining room, makes a very attractive impression. The attic is large enough for future bed rooms.

9



VIEW OF BAY WINDOW

FIVE ROOMS AND BATH  
20,800 CUBIC FEET

6

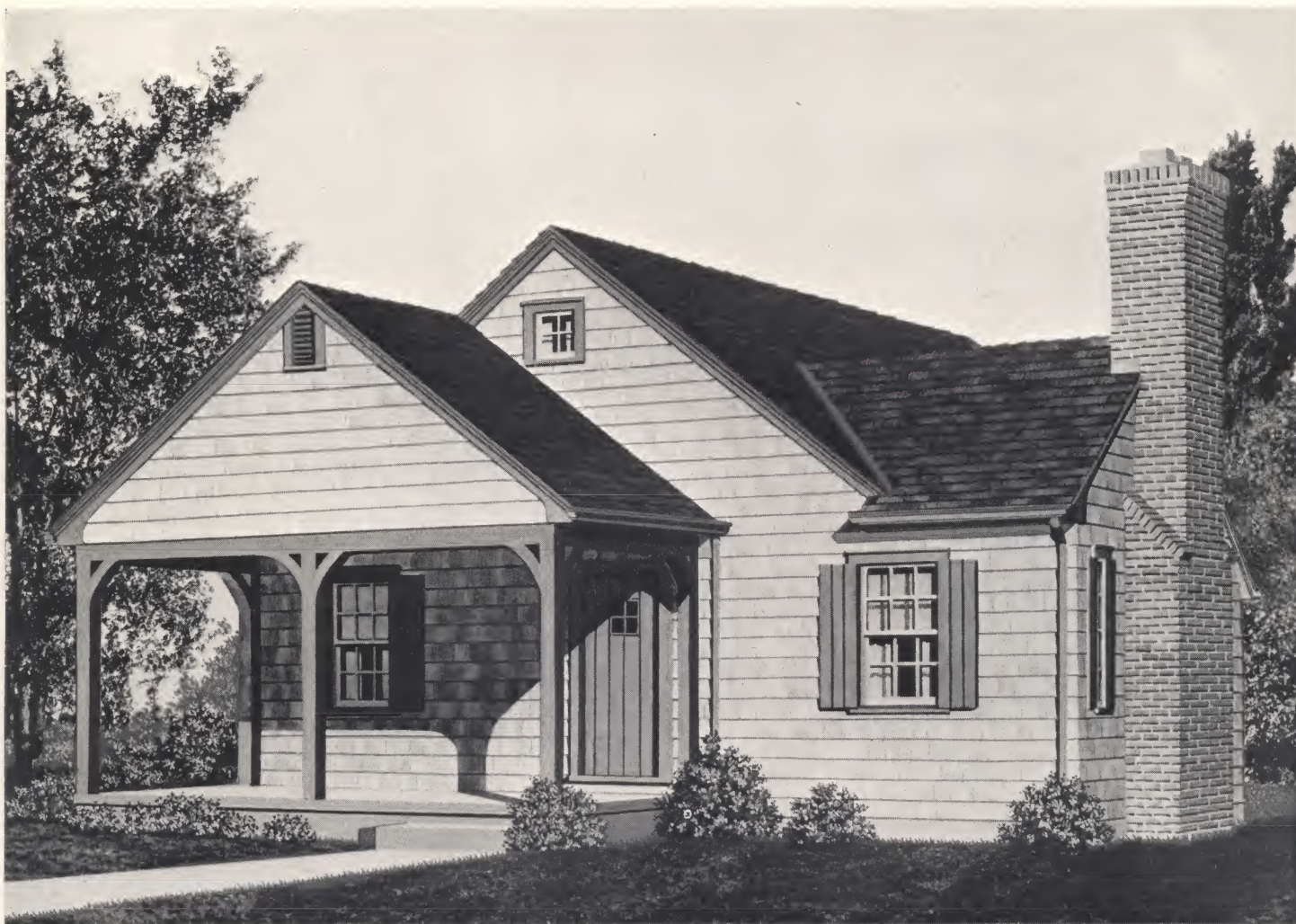
### DIMENSIONS

SIZE OF MAIN BUILDING \_\_\_\_\_ 32'0" X 28'0"  
 SIZE OVER ALL \_\_\_\_\_ 37'3" X 38'9"  
 CEILING HEIGHT \_\_\_\_\_ 8'0"  
 HEIGHT OF BASEMENT \_\_\_\_\_ 7'0"



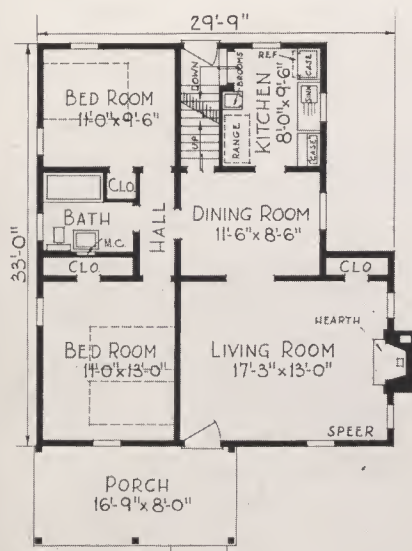
FLOOR PLAN





## The SPEER

Even the most inexperienced layman will appreciate the quality of this effective English cottage. The plan provides five conveniently arranged rooms with plenty of closets, a fireplace, a stairway to the attic and a large desirable porch.



FLOOR PLAN

FIVE ROOMS AND BATH  
19,200 CUBIC FEET



VIEW OF KITCHEN

### DIMENSIONS

SIZE OF MAIN BUILDING.....	29'9"X33'0"
SIZE OVER ALL.....	33'9"X34'0"
CEILING HEIGHT.....	8'2"
HEIGHT OF BASEMENT.....	7'0"





## The SIDELL

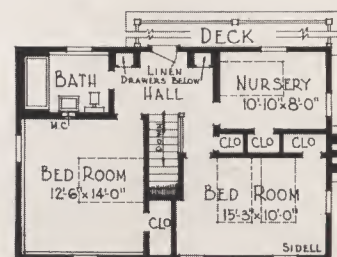
An early American type of home that has stood the test of time. It offers all modern conveniences and efficiencies so essential to the housewife. There is a pleasant break in the roof lines, giving the home an individual attractiveness when viewed from any angle.

FIVE ROOMS, NURSERY, TOILET,  
BATH AND GARAGE

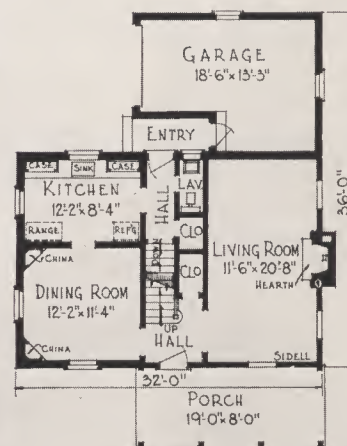
MAIN BUILDING... 21,200 CUBIC FEET  
GARAGE... 3,200 CUBIC FEET

### DIMENSIONS

SIZE OF MAIN BUILDING... 32'0"X22'0"  
SIZE OF MAIN BLDG., WITH GARAGE... 32'0"X36'0"  
SIZE OVER ALL, WITH GARAGE... 36'0"X46'0"  
CEILING HEIGHT FIRST FLOOR... 8'3"  
CEILING HEIGHT SECOND FLOOR... 8'0"  
HEIGHT OF BASEMENT... 7'0"



SECOND FLOOR

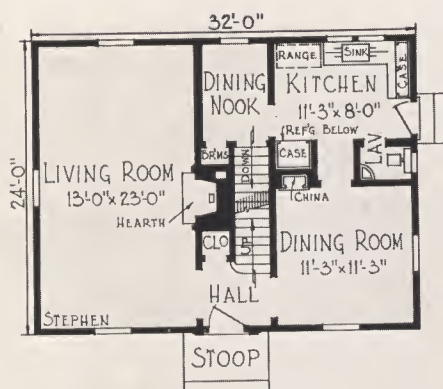


FIRST FLOOR





SECOND FLOOR



FIRST FLOOR

## The STEPHEN

Full of character, charm and beauty, this Cape Cod home is a distinctive symbol of Colonial living and design. The inside is commodious and well arranged with such conveniences as a dining nook and built-in cabinets.

9

FIVE ROOMS, DINING NOOK,  
TOILET & BATH

19,580 CUBIC FEET

6

### DIMENSIONS

SIZE OF MAIN BUILDING	32'0" X 24'0"
SIZE OVER ALL	36'3" X 31'0"
CEILING HEIGHT FIRST FLOOR	8'6"
CEILING HEIGHT SECOND FLOOR	8'0"
HEIGHT OF BASEMENT	7'0"





# The SAYRE

A home of distinctive charm and dignity, designed in present day modern style. The floor plans reveal large rooms provided with complete equipment, two chambers, fireplace, large second floor porch and an attached garage.

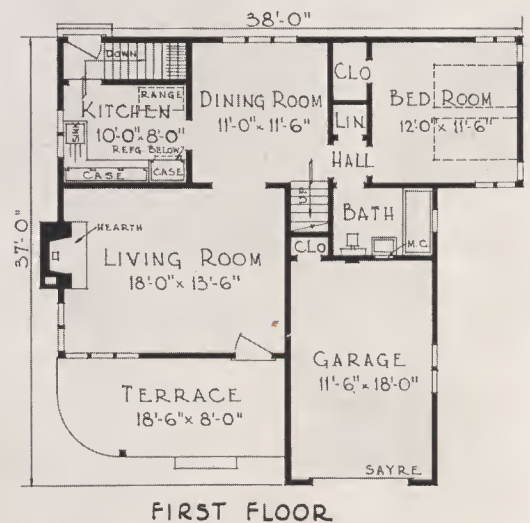
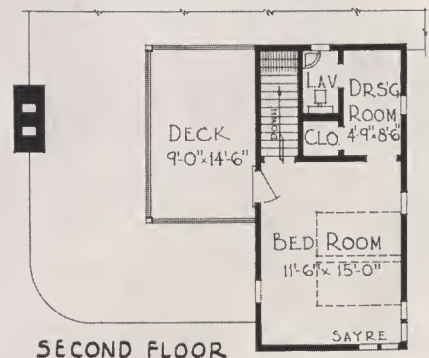
9

FIVE ROOMS, TOILET, BATH & GARAGE  
22,000 CUBIC FEET

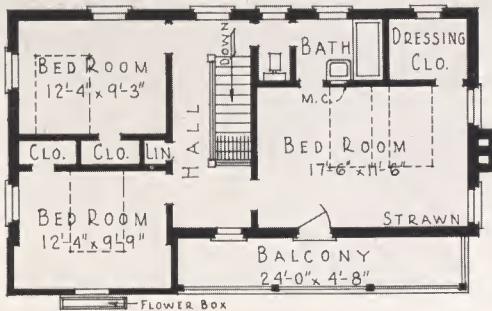
6

## DIMENSIONS

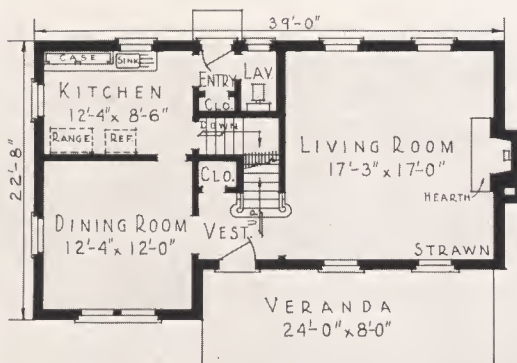
SIZE OF MAIN BUILDING	38'0" X 37'0"
SIZE OVER ALL	42'0" X 38'3"
CEILING HEIGHT FIRST FLOOR	8'0"
CEILING HEIGHT SECOND FLOOR	8'0"
HEIGHT OF BASEMENT	7'0"







SECOND FLOOR



FIRST FLOOR

## The STRAWN

The distinctive front facade of this home accentuates its beauty. A careful inspection of the floor plans will show that nothing has been overlooked to promote convenience and comfort.

9

SIX ROOMS, TOILET & BATH

23,200 CUBIC FEET

6

## DIMENSIONS

SIZE OF MAIN BUILDING-----39'0" X 22'8"  
 SIZE OVER ALL-----43'0" X 29'2"  
 CEILING HEIGHT FIRST FLOOR-----9'0"  
 CEILING HEIGHT SECOND FLOOR-----8'0"  
 HEIGHT OF BASEMENT-----7'0"





## The SPANGLER

The homey atmosphere and air of charm and contentment about this Colonial cottage is at once appreciated. All rooms on one floor makes for easy housekeeping. Cross ventilation in the sleeping rooms, a large fireplace, an inviting entrance, and the inclusion of a large side porch are all noteworthy features of this little home.

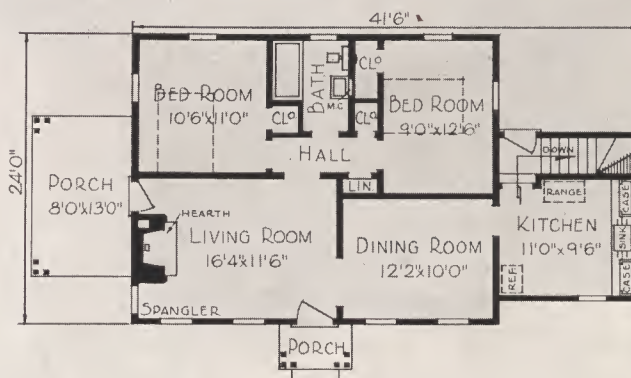
FIVE ROOMS AND BATH

18500 CUBIC FEET

6

### DIMENSIONS

SIZE OF MAIN BUILDING.....41'6" X 24'0".  
 SIZE OVER ALL.....51'6" X 30'6".  
 CEILING HEIGHT.....8'3".  
 HEIGHT OF BASEMENT.....7'0".



FLOOR PLAN





## The SALEM

This design presents the ideal solution of a compact home and will prove a pleasing addition to the community. The exterior is unpretentious but charming in appearance. The attached garage is desirable.

9

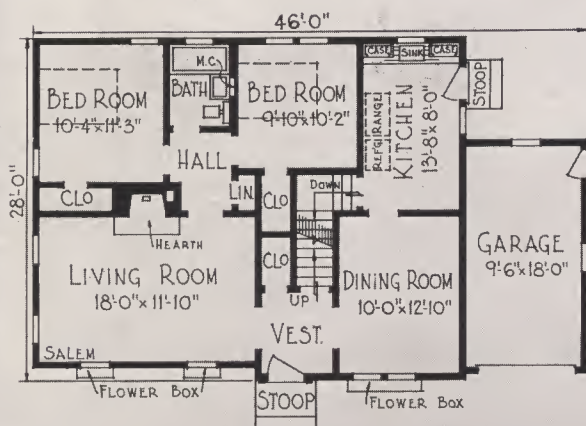
FIVE ROOMS, BATH & GARAGE

24,300 CUBIC FEET

6

### DIMENSIONS

SIZE OF MAIN BUILDING.....36'0" X 28'0"  
 SIZE OVER ALL.....48'4" X 34'0"  
 CEILING HEIGHT.....8'3"  
 HEIGHT OF BASEMENT.....7'0"



FLOOR PLAN





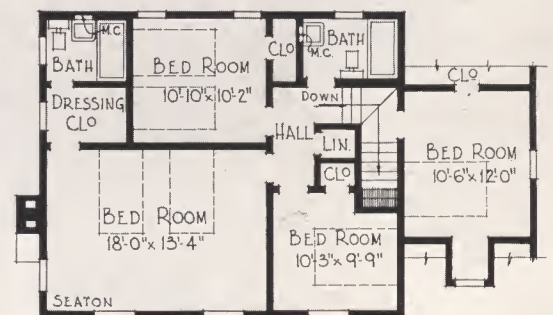
## The SEATON

Striking evidence of the vitality of the Colonial style is at once apparent in this beautiful modern American home. The interior shows the same plane of excellence. Two baths, a convenient first floor toilet, and an attached garage complete its skillful composition.

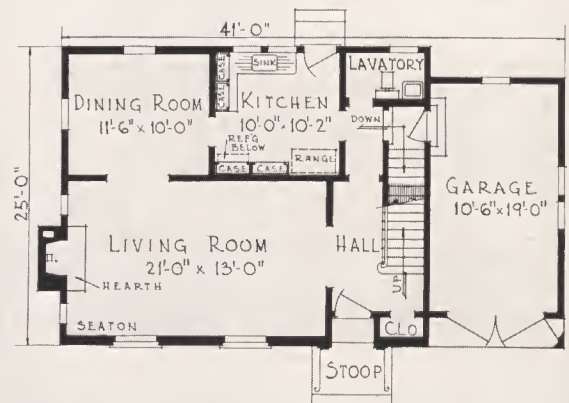
SEVEN ROOMS, TOILET, TWO BATHS  
AND GARAGE  
25,500 CUBIC FEET

### DIMENSIONS

SIZE OF MAIN BUILDING-----30'0" X 25'0"  
SIZE OF MAIN BLDG., WITH GARAGE---41'0" X 25'0"  
SIZE OVER ALL, WITH GARAGE-----43'3" X 33'0"  
CEILING HEIGHT FIRST FLOOR-----8'0"  
CEILING HEIGHT SECOND FLOOR-----7'6"  
HEIGHT OF BASEMENT-----7'0"

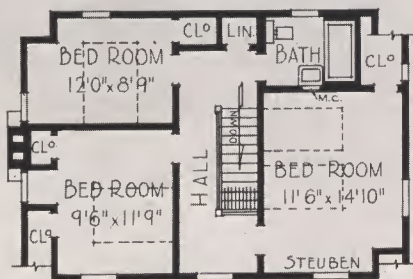


SECOND FLOOR



FIRST FLOOR





SECOND FLOOR

## The STEUBEN

This is a most complete home as it embodies all the excellence of the Dutch colonial architecture and is fully equipped with modern space and labor saving equipment. The attached garage is practical and convenient.

9

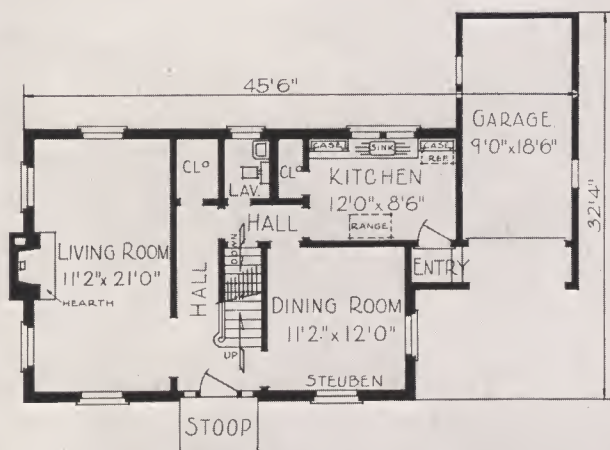
SIX ROOMS, TOILET, BATH & GARAGE

23,450 CUBIC FEET

6

## DIMENSIONS

SIZE OF MAIN BUILDING-----36'0" X 22'8"  
 SIZE OVER ALL, WITH GARAGE--48'0" X 29'2"  
 CEILING HEIGHT FIRST FLOOR-----8'0"  
 CEILING HEIGHT SECOND FLOOR-----7'10"  
 HEIGHT OF BASEMENT-----7'0"



FIRST FLOOR





## The SIBLEY

This home has been designed in the Cape Cod fashion with rare appreciation of the qualities that have made that regional style famous. The large chimney suggests comfort within. Efficiency is easily seen by glancing at the floor plans.

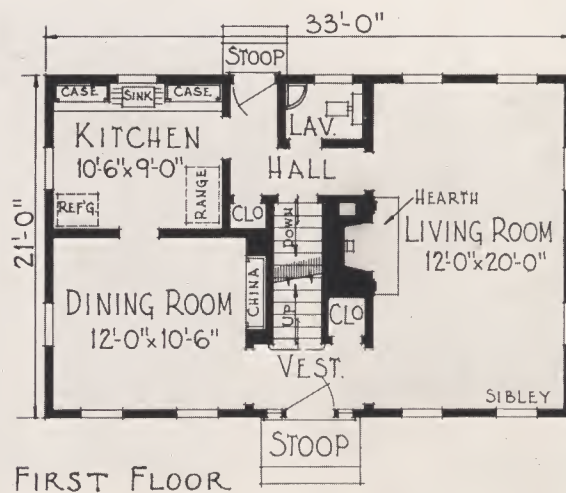
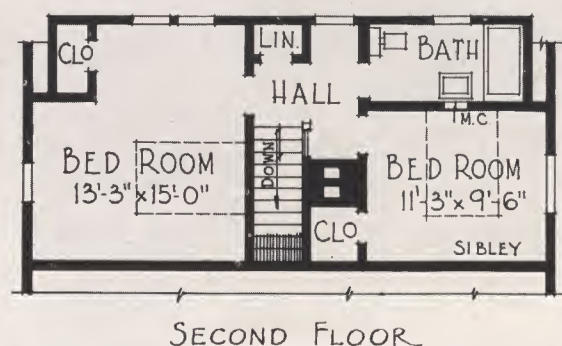
2

FIVE ROOMS, TOILET & BATH  
17150 CUBIC FEET

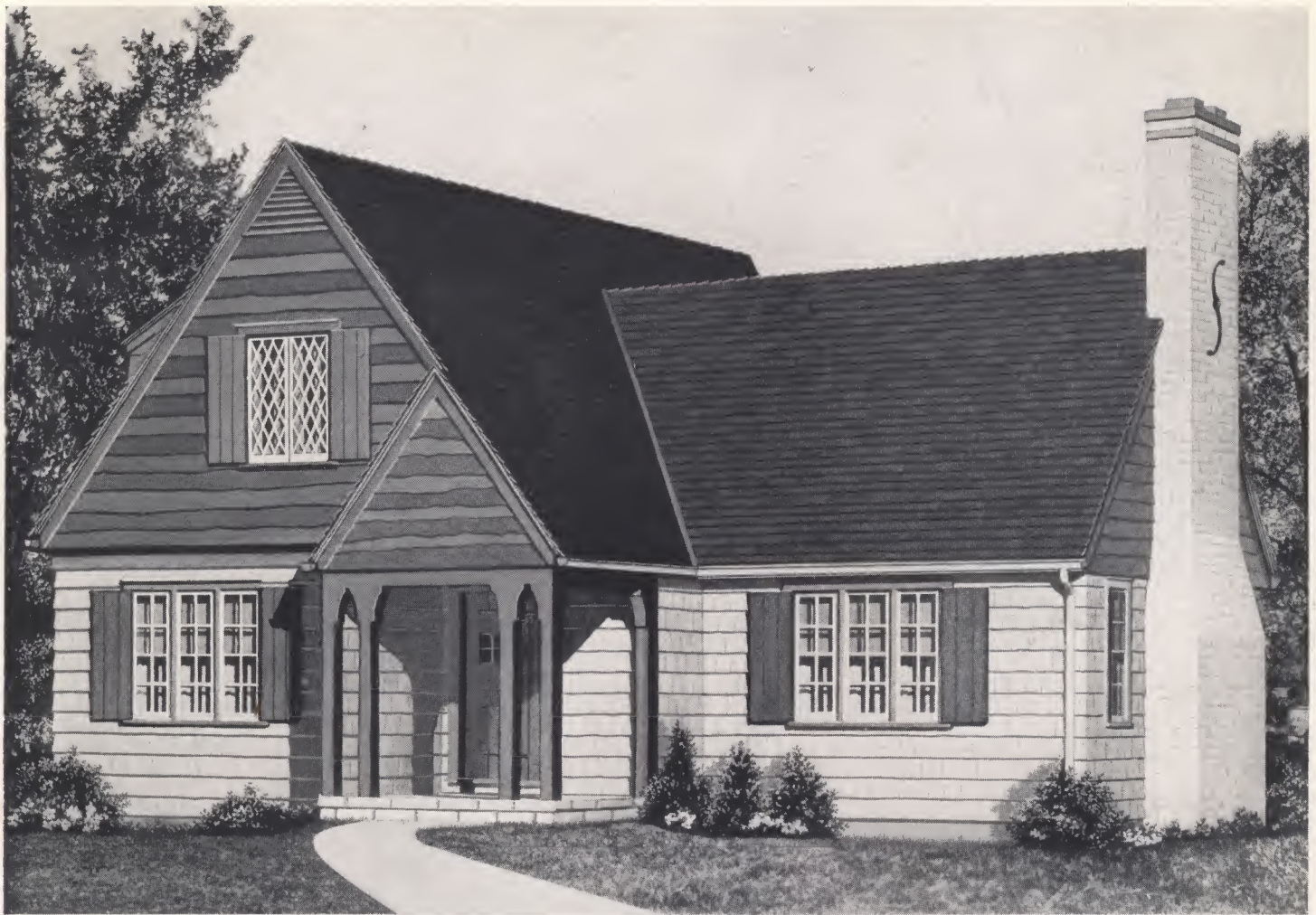
6

### DIMENSIONS

SIZE OF MAIN BUILDING..... 33'0" x 21'0".  
SIZE OVER ALL..... 37'0" x 28'0".  
CEILING HEIGHT FIRST FLOOR..... 8'3".  
CEILING HEIGHT SECOND FLOOR..... 7'6".  
HEIGHT OF BASEMENT..... 7'0".







## The SCOTTSDALE

New and beautiful are words which best describe this charming home of quaint English design. The shingled walls, the pleasing entrance porch and rustic-sided gable give the Scottsdale a happy air of comfort and hospitality.

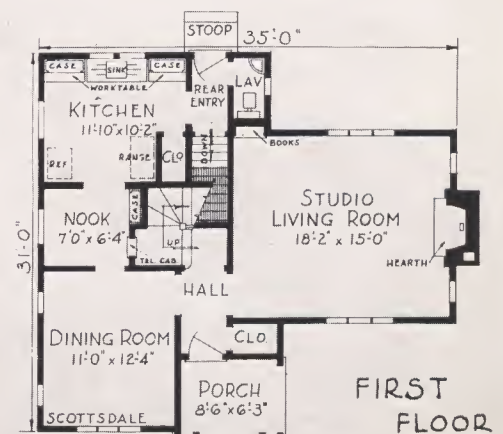
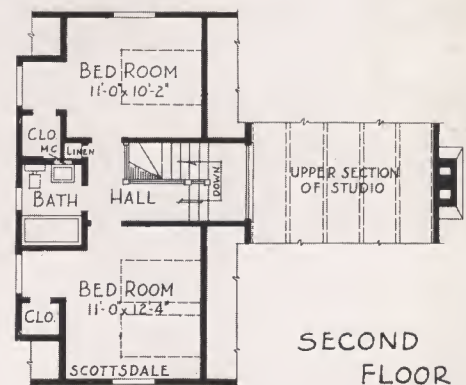
9

FIVE ROOMS, TOILET, BATH  
AND BREAKFAST NOOK  
20,200 CUBIC FEET

6

### DIMENSIONS

SIZE OF MAIN BUILDING	35'0"X31'0"
SIZE OVER ALL	39'3"X35'0"
CEILING HEIGHT FIRST FLOOR	8'2"
CEILING HEIGHT SECOND FLOOR	8'0"
HEIGHT OF BASEMENT	7'0"







## The SEWARD

In searching for an ideal home with a convenient one-floor layout, one cannot help but consider this charming design. The interior was planned to insure happy, contented comfort, and convenience as well as economy. Do not overlook the large porch. Outside walls are of brick veneer construction.

9

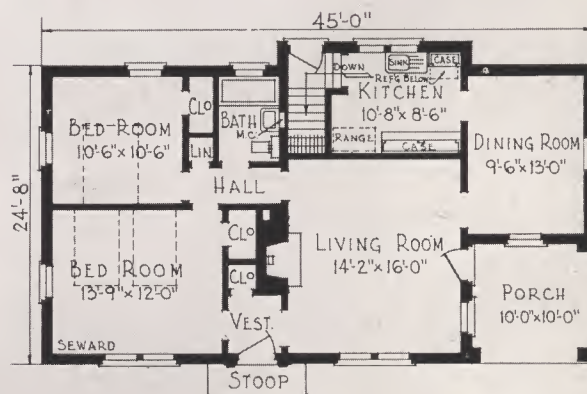
FIVE ROOMS AND BATH

22,150 CUBIC FEET

6

### DIMENSIONS

SIZE OF MAIN BUILDING.....45'0"X24'8"  
 SIZE OVER ALL.....49'0"X31'8"  
 CEILING HEIGHT.....8'6"  
 HEIGHT OF BASEMENT.....7'0"



FLOOR PLAN

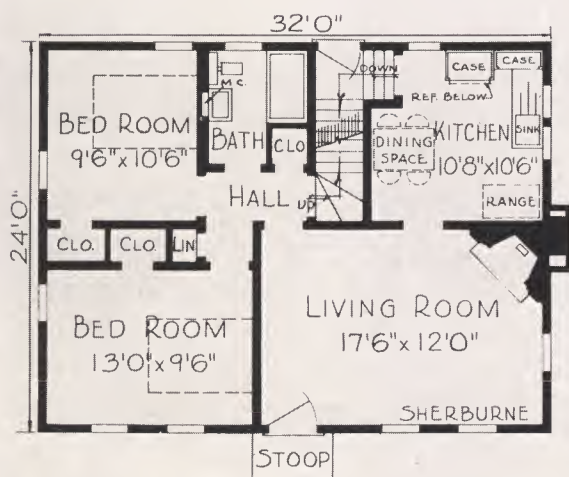




## The SHERBURNE

Embodying distinction and dignity, this home owes its beauty to low broad lines and excellent proportion. A very popular type of a small moderate cost home well within reach of those with moderate incomes. This plan presents a well studied arrangement of rooms in a small area.

2



FLOOR PLAN

FOUR ROOMS AND BATH

16,320 CUBIC FEET

6

### DIMENSIONS

SIZE OF MAIN BUILDING \_\_\_\_\_ 32'0" X 24'0"  
 SIZE OVER ALL \_\_\_\_\_ 33'6" X 27'0"  
 CEILING HEIGHT \_\_\_\_\_ 8'6"  
 HEIGHT OF BASEMENT \_\_\_\_\_ 7'0"





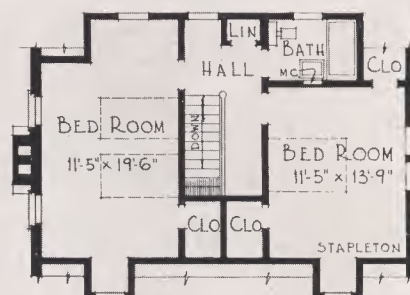
## The STAPLETON

The colonial home, when designed with regard for correct architectural characteristics applicable to that style, reflects in its charm and simplicity, all that is truly American. The choice of this home will award satisfaction.

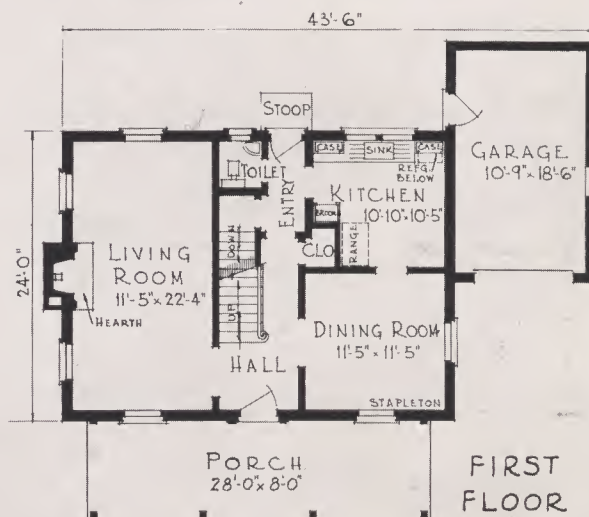
FIVE ROOMS, TOILET, BATH & GARAGE  
 MAIN BUILDING 22,000 CU. FT.  
 GARAGE 3,000 CU. FT.

### DIMENSIONS

SIZE OF MAIN BUILDING 32'0" X 24'0"  
 SIZE OF MAIN BLDG., WITH GARAGE 43'6" X 31'6"  
 SIZE OVER ALL, WITH GARAGE 45'9" X 41'0"  
 CEILING HEIGHT FIRST FLOOR 8'6"  
 CEILING HEIGHT SECOND FLOOR 8'0"  
 HEIGHT OF BASEMENT 7'0"



SECOND FLOOR



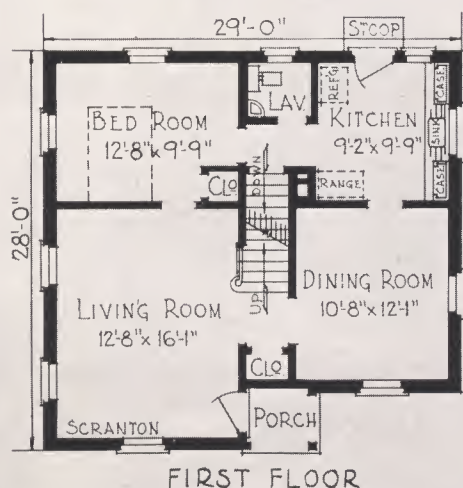
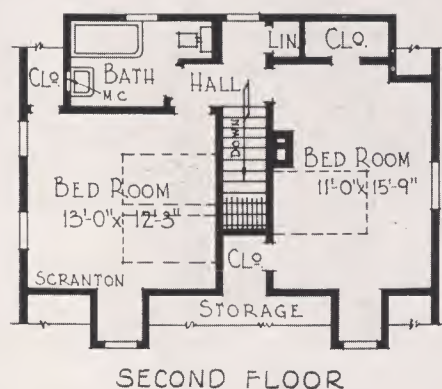
FIRST FLOOR





## The SCRANTON

In simplicity of line and form often lies the greatest of beauty; the effective simplicity of this home is at once noted—Truly a real Early American home, and representative of a style of architecture that never seems to grow old.



SIX ROOMS, BATH & TOILET  
18850 CUBIC FEET

### DIMENSIONS

SIZE OF MAIN BUILDING.....	29'0" x 28'0"
SIZE OVER ALL.....	33'6" x 30'6"
CEILING HEIGHT FIRST FLOOR.....	8'6"
CEILING HEIGHT SECOND FLOOR.....	8'0"
HEIGHT OF BASEMENT.....	7'0"





## The SAXTON

This early American home imparts that sense of peace and comfort inherently to be desired. Conservative in its simple beauty, it offers much in convenient living. Note the splendid arrangement of the interior.

9

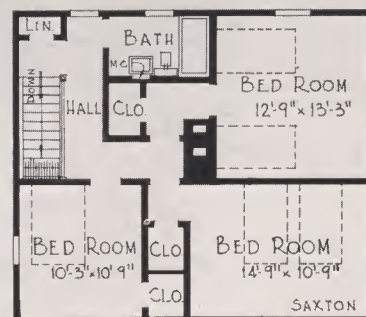
SIX ROOMS, TOILET & BATH

24,950 CUBIC FEET

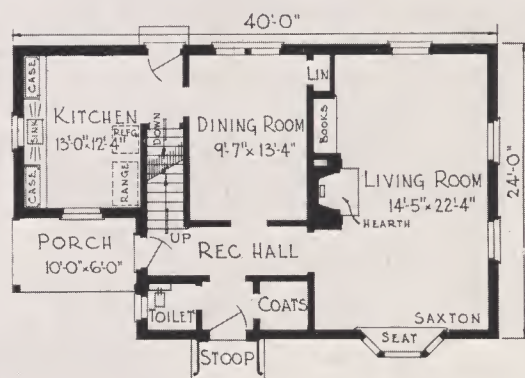
6

### DIMENSIONS

SIZE OF MAIN BUILDING-----40'0"X24'0"  
 SIZE OVER ALL-----44'0"X29'6"  
 CEILING HEIGHT FIRST FLOOR-----8'2"  
 CEILING HEIGHT SECOND FLOOR-----7'8"  
 HEIGHT OF BASEMENT-----7'0"

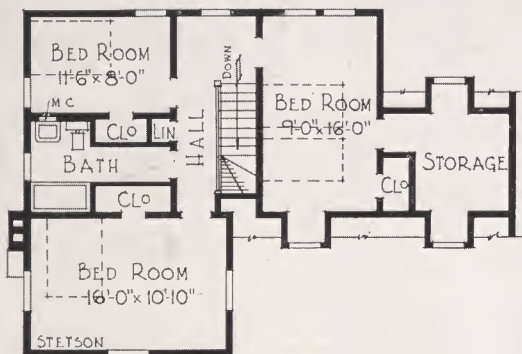


SECOND FLOOR

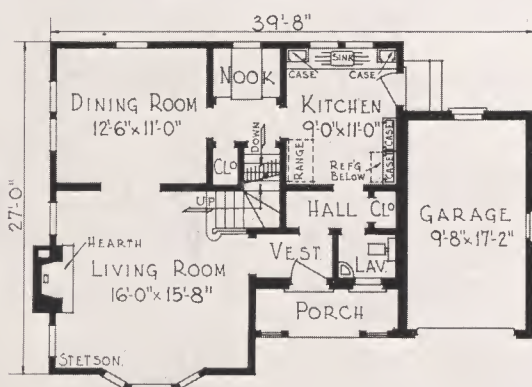


FIRST FLOOR





SECOND FLOOR



FIRST FLOOR

## The STETSON

Retaining its early American traditions, this home is well fitted to modern and comfortable living. The attached garage is convenient as well as a pleasing feature to this design.

9

SIX ROOMS, DINING NOOK, TOILET,  
BATH AND GARAGE

24,150 CUBIC FEET

6

## DIMENSIONS

SIZE OF MAIN BUILDING-----29'0"X 27'0"  
 SIZE OF MAIN BLDG., WITH GARAGE-----39'8"X 27'0"  
 SIZE OVER ALL WITH GARAGE-----42'6"X 31'0"  
 CEILING HEIGHT FIRST FLOOR-----8'6"  
 CEILING HEIGHT SECOND FLOOR-----7'6"  
 HEIGHT OF BASEMENT-----7'0"



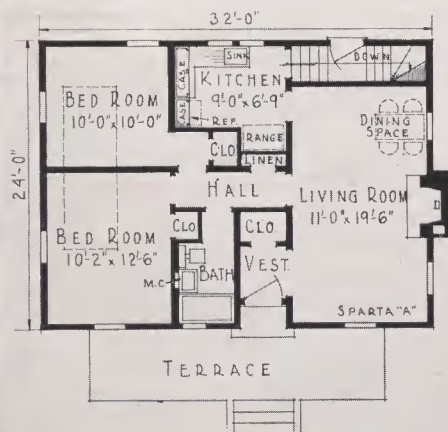


## The SPARTA

A small, modern home built along colonial lines. Inside one finds the rooms efficiently arranged, cozy and easy to keep. Two different floor plans are offered.

PLAN "A"—FOUR ROOMS, DINING SPACE & BATH 15,360 CUBIC FEET

PLAN "B"—FOUR ROOMS, DINETTE & BATH 16,670 CUBIC FEET



PLAN "A"

### DIMENSIONS

#### PLAN "A"

SIZE OF MAIN BUILDING

32'0"X24'0"

SIZE OVER ALL 34'0"X33'6"

CEILING HEIGHT-----8'6"

HEIGHT OF BASEMENT----7'0"

#### PLAN "B"

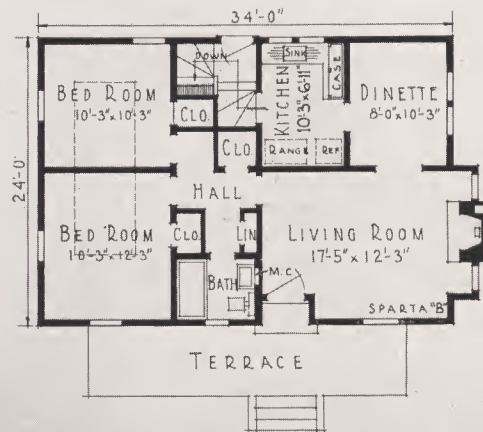
SIZE OF MAIN BUILDING

36'0"X 24'0"

SIZE OVER ALL 37'6"X 33'6"

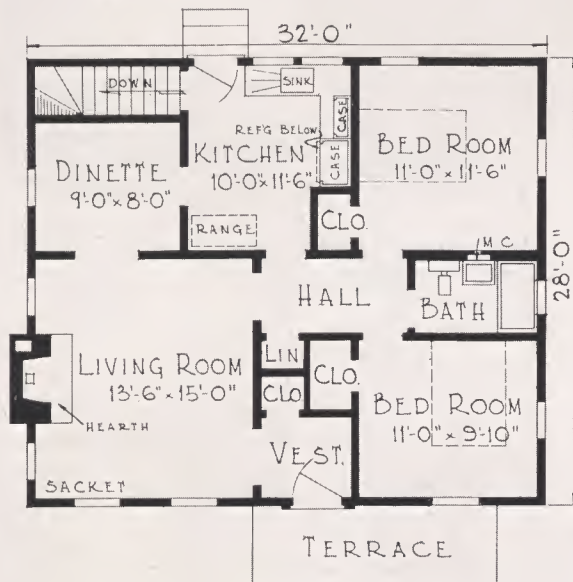
CEILING HEIGHT-----8'6"

HEIGHT OF BASEMENT----7'0"



PLAN "B"





FLOOR PLAN

### DIMENSIONS

SIZE OF MAIN BUILDING..... 32'0"X28'0"  
 SIZE OVER ALL..... 36'0"X36'0"  
 CEILING HEIGHT..... 8'6"  
 HEIGHT OF BASEMENT..... 7'0"

## The SACKET

A home of appealing interest to those who appreciate conservatism in the modern trend. Being rectangular in shape it offers most in convenience of floor arrangement, yet permits low construction cost.

FOUR ROOMS, DINETTE & BATH

CUBICAL  
 CONTENTS  
 18,800 CU. FT.



FIREPLACE





## The SHELTER

Expansive and cheery living, reminiscent of the life of the early pioneer settlers is constantly being inspired when one owns a home like this. All rooms are large and well arranged. There is a convenient toilet on the first floor.

9

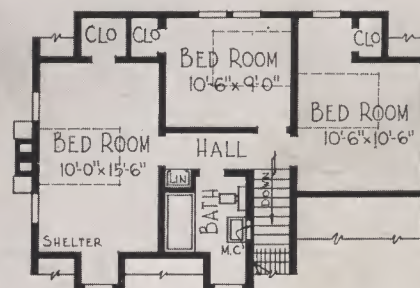
SIX ROOMS, TOILET & BATH

17,850 CUBIC FEET

6

### DIMENSIONS

SIZE OF MAIN BUILDING	33'0" X 24'0"
SIZE OVER ALL	38'0" X 29'6"
CEILING HEIGHT FIRST FLOOR	8'0"
CEILING HEIGHT SECOND FLOOR	8'0"
HEIGHT OF BASEMENT	7'0"

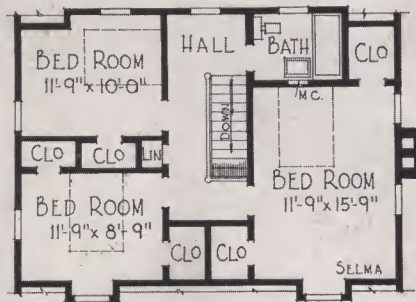


SECOND FLOOR

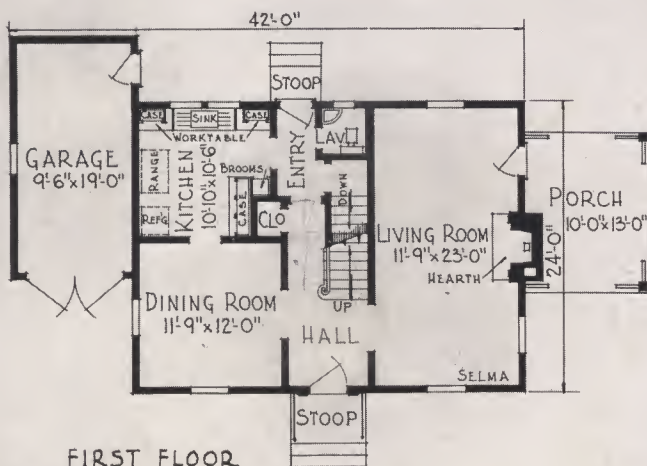


FIRST FLOOR





SECOND FLOOR



FIRST FLOOR

## The SELMA

This modern design of a Dutch Colonial home is impressive and dignified. The gambrel roof permits large bed rooms and eliminates waste space. The large center hall makes access to all rooms easy.

SIX ROOMS, TOILET, BATH  
AND GARAGE

MAIN BUILDING 23,000 CUBIC FEET  
GARAGE 2,350 CUBIC FEET

### DIMENSIONS

SIZE OF MAIN BUILDING	32'0" X 24'0"
SIZE OF MAIN BLDG., WITH GARAGE	42'0" X 29'6"
SIZE OVER ALL WITH GARAGE	53'6" X 36'9"
CEILING HEIGHT FIRST FLOOR	8'6"
CEILING HEIGHT SECOND FLOOR	8'0"
HEIGHT OF BASEMENT	7'0"





## The SELDEN

This distinctive Cape Cod home takes its place in American home construction as an ideal abode, not only because of its true period design, but also for its modern and economical interior alignment, and the attached garage.

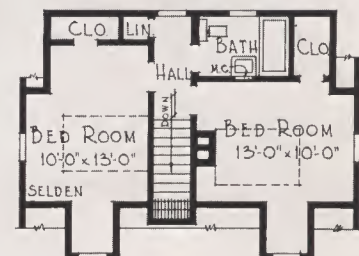
### FIVE ROOMS, BATH, TOILET & GARAGE

MAIN BUILDING...15,650 CUBIC FEET  
GARAGE.....2,050 CUBIC FEET

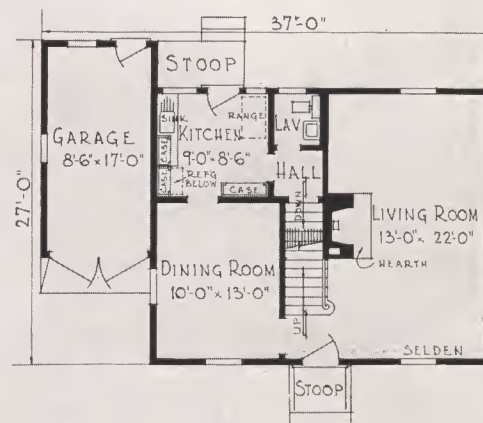
6

### DIMENSIONS

SIZE OF MAIN BUILDING .....28'0" X 23'0"  
SIZE OF MAIN BLDG., WITH GARAGE .....37'0" X 27'0"  
SIZE OVER ALL, WITH GARAGE.....39'4" X 33'9"  
CEILING HEIGHT FIRST FLOOR.....8'0"  
CEILING HEIGHT SECOND FLOOR.....7'6"  
HEIGHT OF BASEMENT.....7'0"



SECOND FLOOR

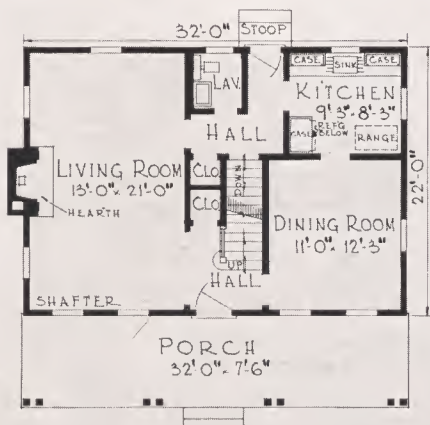


FIRST FLOOR





SECOND FLOOR



FIRST FLOOR

## The SHAFTER

An exceptionally light and cheerful home with a natural fireplace in a large living room, this colonial home should strike an appealing note. It is a monument to the common sense of the American home builder.

FIVE ROOMS, TOILET & BATH  
18,300 CUBIC FEET

### DIMENSIONS

SIZE OF MAIN BUILDING.....32'0"X22'0"  
SIZE OVER ALL.....36'0"X34'6"  
CEILING HEIGHT FIRST FLOOR.....8'0"  
CEILING HEIGHT SECOND FLOOR.....7'6"  
HEIGHT OF BASEMENT.....7'0"





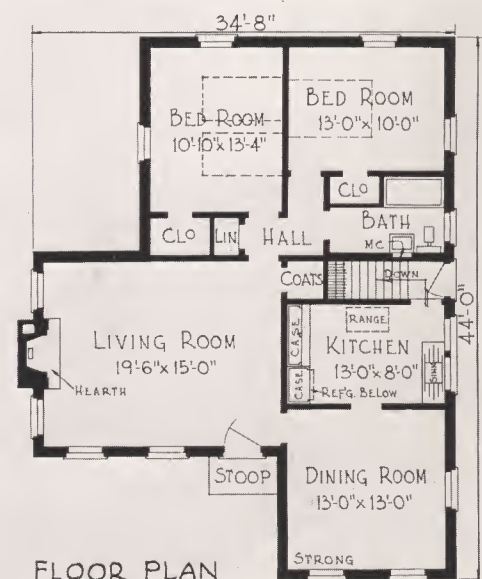
## The STRONG

The simplicity of the exterior design is its appeal. Its beauty is a matter of splendid proportion rather than ornamentation. Inside the well lighted living room and ample bed rooms are among the comfortable features. Do not overlook the modern conveniences so essential to modern living.

9  
FIVE ROOMS & BATH  
25,030 CUBIC FEET

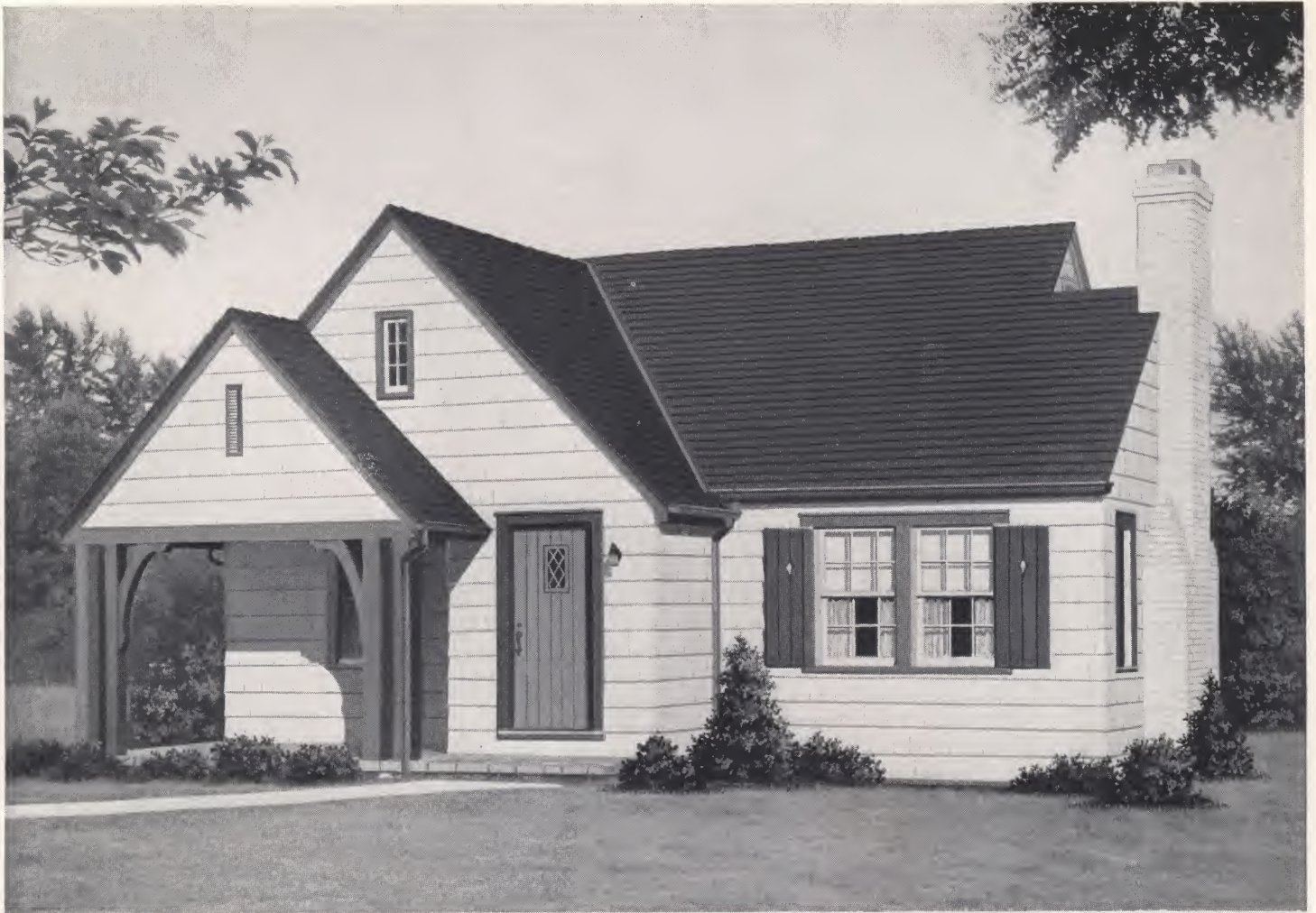
### 6 DIMENSIONS

SIZE OF MAIN BUILDING \_\_\_\_\_ 34'8" X 44'0"  
 SIZE OVER ALL \_\_\_\_\_ 38'8" X 46'3"  
 CEILING HEIGHT \_\_\_\_\_ 9'0"  
 HEIGHT OF BASEMENT \_\_\_\_\_ 7'0"



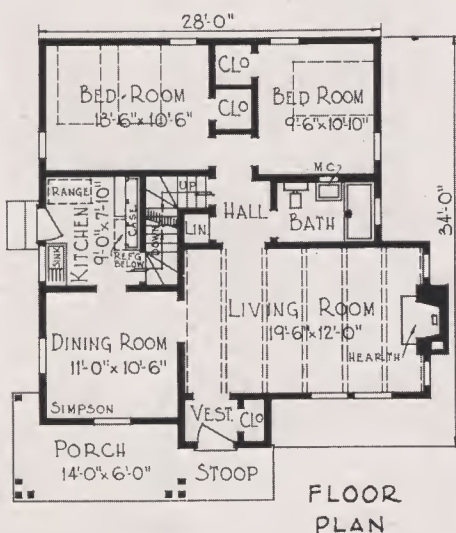
FLOOR PLAN





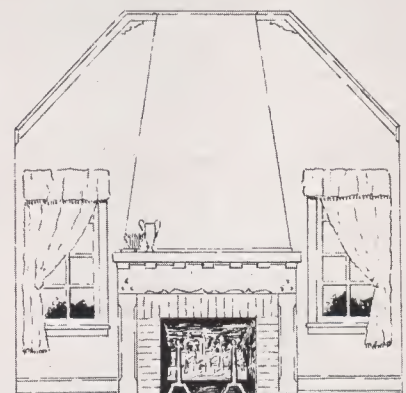
## The SIMPSON

Showing the exceeding impressiveness of the English style, this home combines features of an imposing exterior and an excellently well devised floor plan. Attention is directed to the large studio living room with natural fireplace. Nothing has been overlooked to make this a real home.



FIVE ROOMS  
AND BATH  
21,050 CUBIC FEET

*at right -  
Studio Living Room*



### DIMENSIONS

SIZE OF MAIN BUILDING	32'-0" X 34'-0"
SIZE OVER ALL	36'-6" X 40'-3"
CEILING HEIGHT	8'-3"
HEIGHT OF BASEMENT	7'-0"





## The SOUTHOLD

An excellently proportioned exterior design with an attached garage forming an integral part of the architecture. Do not overlook the practical kitchen arrangements and the large comfortable rooms. There is a convenient toilet on the first floor.

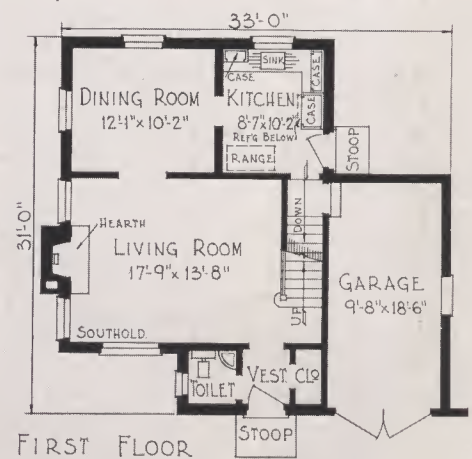
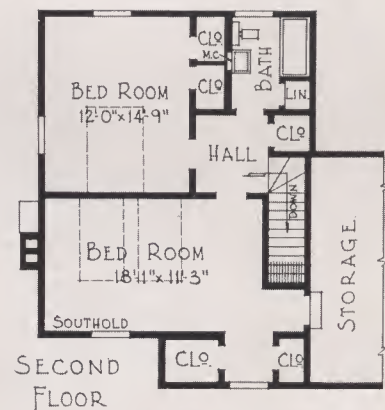
9

FIVE ROOMS, TOILET, BATH & GARAGE  
23,500 CUBIC FEET

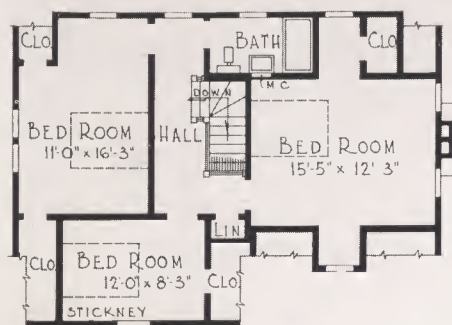
6

### DIMENSIONS

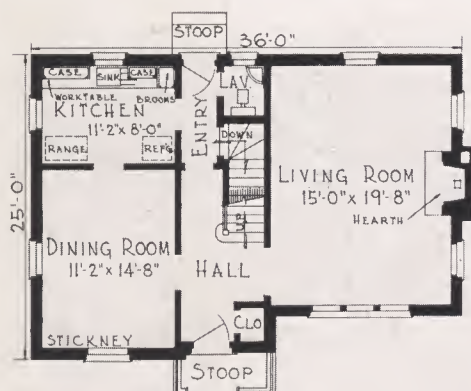
SIZE OF MAIN BUILDING.....23'0"X31'0"  
SIZE OF MAIN BLDG., WITH GARAGE...33'0"X31'0"  
SIZE OVER ALL, WITH GARAGE.....36'6"X36'6"  
CEILING HEIGHT FIRST FLOOR.....8'0"  
CEILING HEIGHT SECOND FLOOR.....8'0"  
HEIGHT OF BASEMENT.....7'0"







SECOND FLOOR



FIRST FLOOR

## The STICKNEY

Siding and brick are pleasingly combined in this striking exterior with its low roof lines and simple treatment. A study of the floor plans will show that every thought has been given to bring convenience and comfort.

9

SIX ROOMS, TOILET & BATH  
20,550 CUBIC FEET

6

### DIMENSIONS

SIZE OF MAIN BUILDING-----36'0"X25'0"  
SIZE OVER ALL-----40'0"X31'6"  
CEILING HEIGHT FIRST FLOOR-----8'2"  
CEILING HEIGHT SECOND FLOOR-----7'6"  
HEIGHT OF BASEMENT-----7'0"





## The SHIRLAND

A certain fascination surrounds the early American home with its white walls and shuttered windows. The compact room arrangement with all modern conveniences makes it an efficient and comfortable home to live in.

9

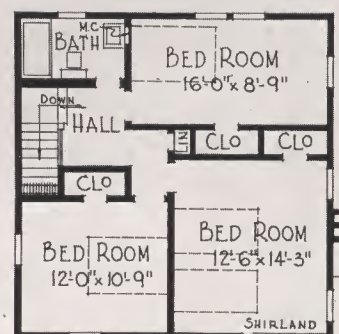
SIX ROOMS, BATH & GARAGE

MAIN BUILDING\_21,750 CUBIC FEET  
GARAGE\_2,560 CUBIC FEET

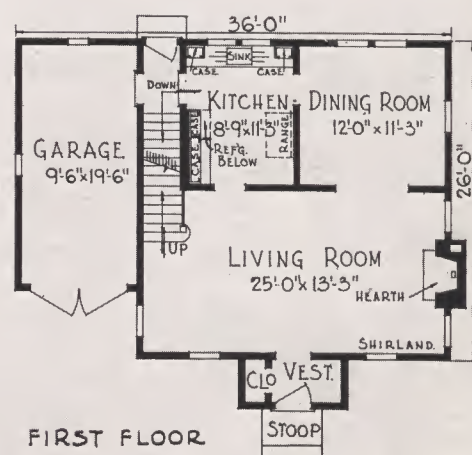
6

### DIMENSIONS

SIZE OF MAIN BUILDING\_26'0"X26'0"  
SIZE OF MAIN BLDG., WITH GARAGE\_36'0"X26'0"  
SIZE OVER ALL, WITH GARAGE\_38'6"X36'0"  
CEILING HEIGHT FIRST FLOOR\_8'6"  
CEILING HEIGHT SECOND FLOOR\_8'0"  
HEIGHT OF BASEMENT\_7'0"

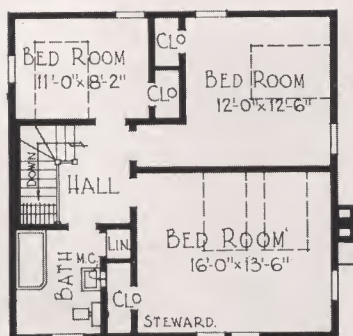


SECOND FLOOR

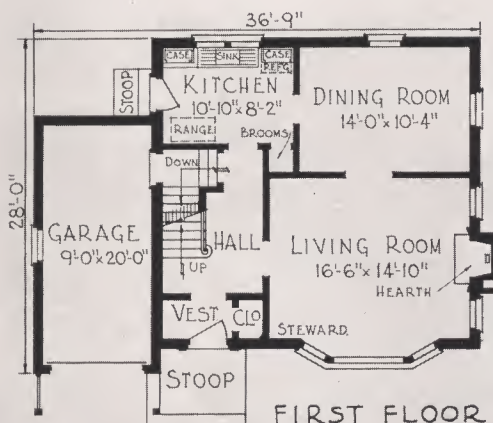


FIRST FLOOR





SECOND FLOOR



FIRST FLOOR

## The STEWARD

This colonial home has good architectural lines as well as an excellent floor plan. The rooms are of ample size and conveniently arranged, with plenty of windows for air and sunshine. The attached garage makes this home most complete.

9

SIX ROOMS, BATH & GARAGE

24,500 CUBIC FEET

6

## DIMENSIONS

SIZE OF MAIN BUILDING\_\_\_\_\_ 27'0"X26'0"  
 SIZE OF MAIN BLDG., WITH GARAGE\_ 36'9"X28'0"  
 SIZE OVER ALL, WITH GARAGE\_\_\_\_ 40'0"X34'6"  
 CEILING HEIGHT FIRST FLOOR\_\_\_\_\_ 8'3"  
 CEILING HEIGHT SECOND FLOOR\_\_\_\_\_ 8'0"  
 HEIGHT OF BASEMENT\_\_\_\_\_ 7'0"





## The SANDUSKY

Compact and inexpensive, with a unique and practical floor arrangement. Large well-lighted and airy rooms, a kitchen designed for maximum utility, and an attached garage are features which mark this as a home worthy of careful consideration.

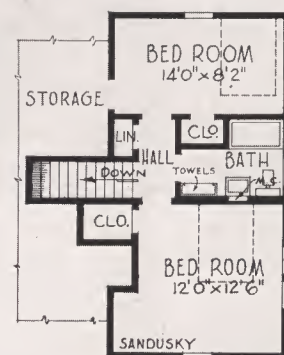
9

FIVE ROOMS, BATH & GARAGE  
19270 CUBIC FEET

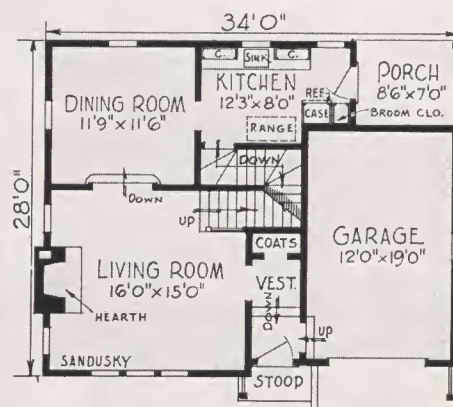
6

### DIMENSIONS

SIZE OF MAIN BUILDING.....34'0"X28'0"  
SIZE OVER ALL.....36'0"X33'0"  
CEILING HEIGHT FIRST FLOOR.....8'2"  
CEILING HEIGHT SECOND FLOOR.....7'6"  
HEIGHT OF BASEMENT, MAIN SECTION 7'11"; BALANCE 6'8"

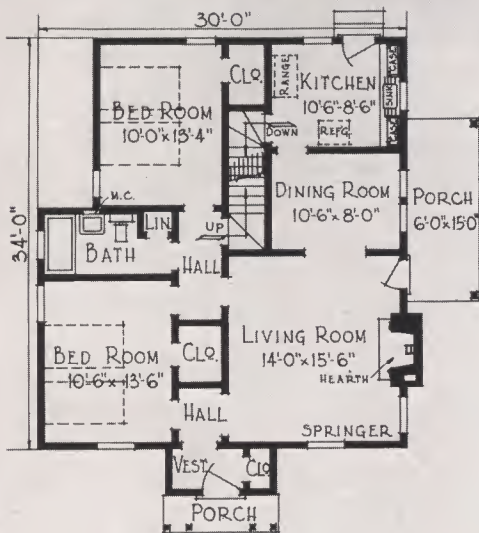


SECOND FLOOR



FIRST FLOOR





FLOOR PLAN

## The SPRINGER

The attractiveness of this colonial cottage is accentuated by the cheerful side porch, large chimney, and the attractive entrance. The floor arrangement is simple yet conveniently planned—and the rooms are comfortable, large and airy.

FIVE ROOMS  
AND BATH

### DIMENSIONS

SIZE OF MAIN BUILDING	30'0" X 34'0"
SIZE OVER ALL	38'6" X 43'0"
CEILING HEIGHT	8'3"
HEIGHT OF BASEMENT	7'0"
21,500 CUBIC FEET	



AMPLE ATTIC SPACE FOR FUTURE ROOMS





## The STRATHMORE

There is a wealth of character to this attractive English home both in appearance, and arrangement of the rooms. The cool recessed porch, efficient kitchen and dinette are just a few of its many conveniences.

9

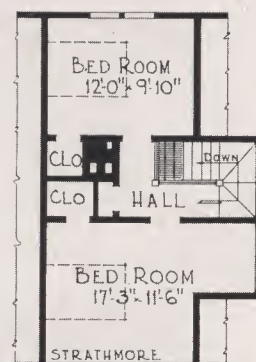
FIVE ROOMS, DINETTE & BATH

21,750 CUBIC FEET

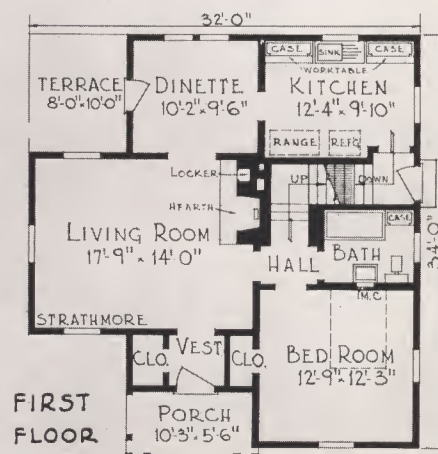
6

### DIMENSIONS

SIZE OF MAIN BUILDING-----32'0"X34'0"  
 SIZE OVER ALL-----36'0"X37'3"  
 CEILING HEIGHT FIRST FLOOR-----8'4"  
 CEILING HEIGHT SECOND FLOOR-----7'6"  
 HEIGHT OF BASEMENT-----7'0"

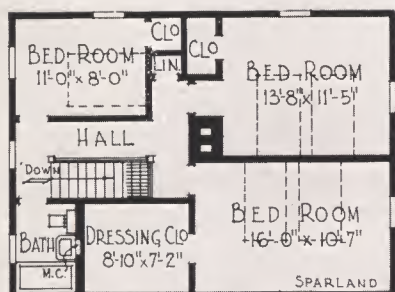


SECOND FLOOR



FIRST FLOOR





SECOND FLOOR

## The SPARLAND

In addition to the clean-cut originality of the exterior, this early American home entails an interior arrangement which is not only handy, but attractively combines efficiency and coziness. Homes like this never grow old.

9

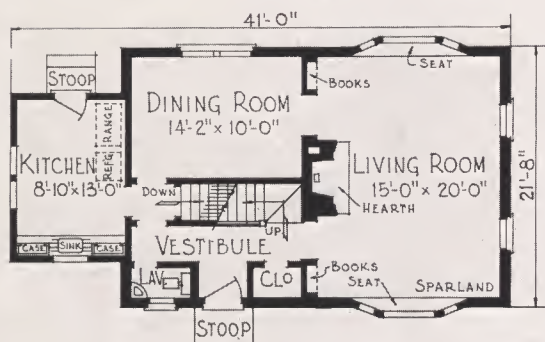
SIX ROOMS, TOILET & BATH

23,400 CUBIC FEET

6

## DIMENSIONS

SIZE OF MAIN BUILDING	41'0" x 21'8"
SIZE OVER ALL	45'0" x 26'8"
CEILING HEIGHT FIRST FLOOR	8'3"
CEILING HEIGHT SECOND FLOOR	7'6"
HEIGHT OF BASEMENT	7'0"



FIRST FLOOR





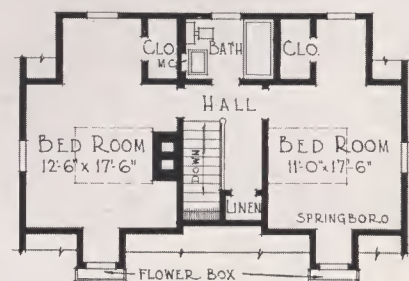
## The SPRINGBORO

Fully equipped with modern American space and labor saving devices, this home is most certainly complete. The inviting entrance and colonial bay, covered with a downward sweep of the shingled roof, creates a pleasing balance to the attractive design.

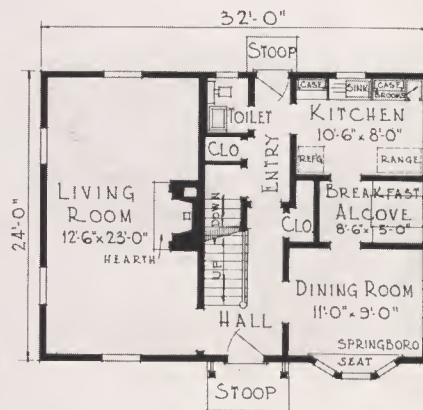
FIVE ROOMS, TOILET, BATH  
AND BREAKFAST ALCOVE  
19,600 CUBIC FEET

### DIMENSIONS

SIZE OF MAIN BUILDING	32'0"X24'0"
SIZE OVER ALL	36'0"X31'0"
CEILING HEIGHT FIRST FLOOR	8'6"
CEILING HEIGHT SECOND FLOOR	8'0"
HEIGHT OF BASEMENT	7'0"

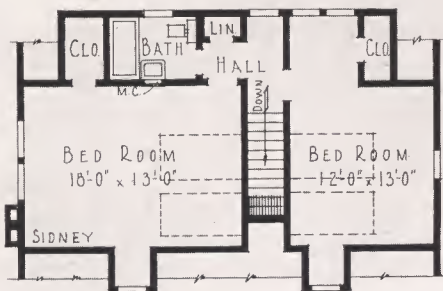


SECOND FLOOR

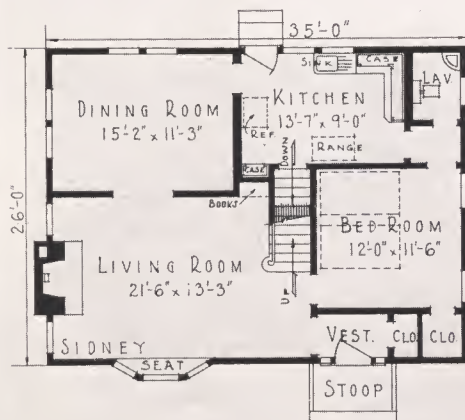


FIRST FLOOR





SECOND FLOOR



FIRST FLOOR

## The SIDNEY

A real Colonial home of simple, tasteful design. The large living room with fireplace, dining room and kitchen are conveniently planned for the first floor. The second floor provides two large chambers with bath. Comfort, and economy have been carefully considered.

SIX ROOMS, BATH & TOILET  
22050 CUBIC FEET

### DIMENSIONS

SIZE OF MAIN BUILDING	35'0" X 26'0"
SIZE OVER ALL	39'0" X 34'0"
CEILING HEIGHT FIRST FLOOR	8'0"
CEILING HEIGHT SECOND FLOOR	7'6"
HEIGHT OF BASEMENT	7'0"

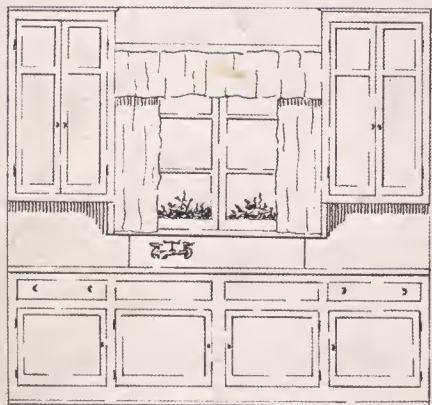




## The SOMERTON

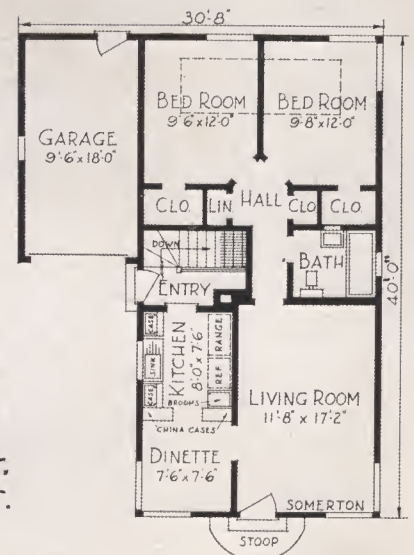
An excellent floor arrangement with a modern exterior. The home builder can obtain the most usable space possible with this type of design and the construction costs are most economical.

FOUR ROOMS, DINETTE, BATH & GARAGE



VIEW IN KITCHEN

MAIN BUILDING—16,200 CU. FT.  
GARAGE———1,800 CU. FT.

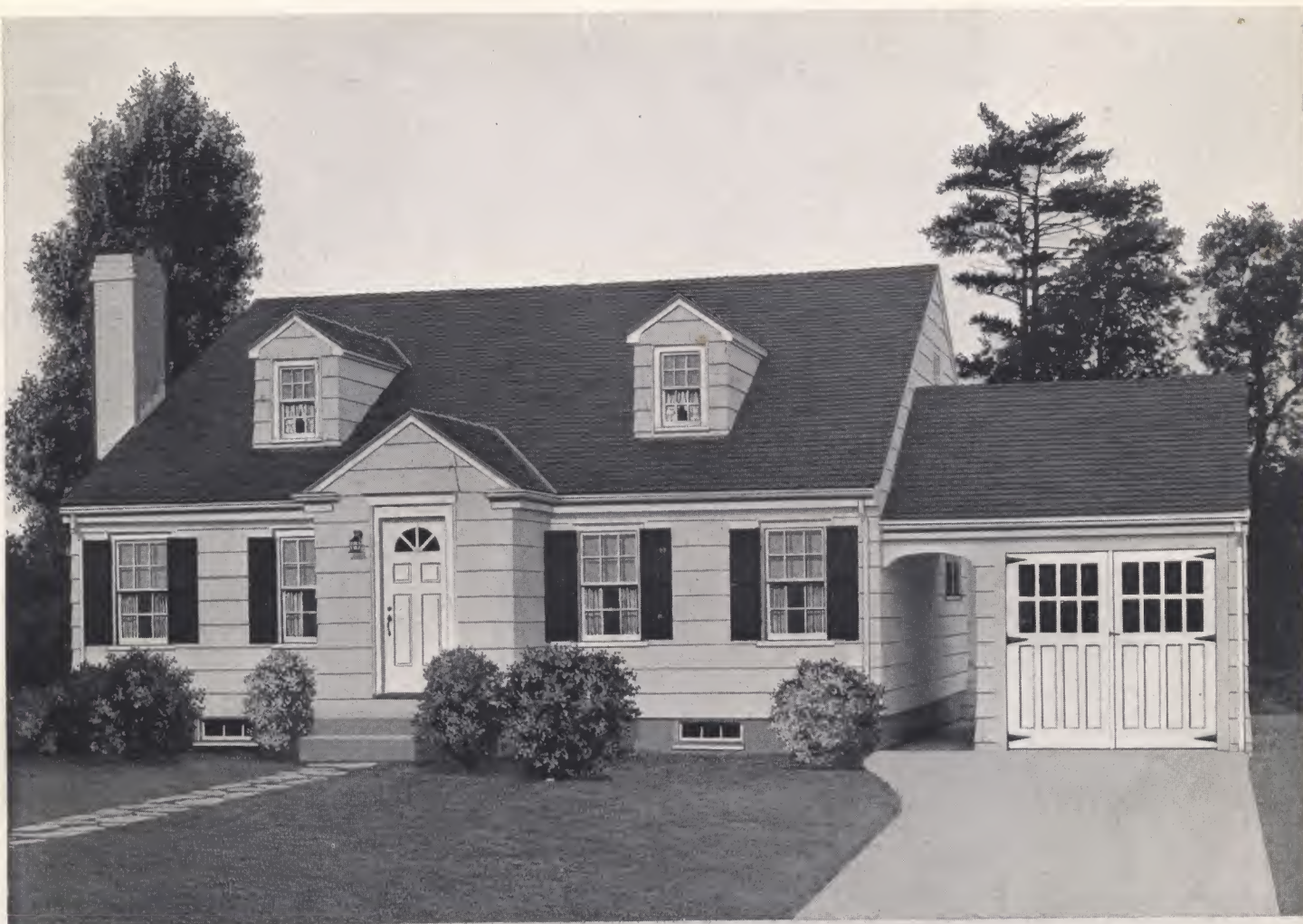


FLOOR PLAN

### DIMENSIONS

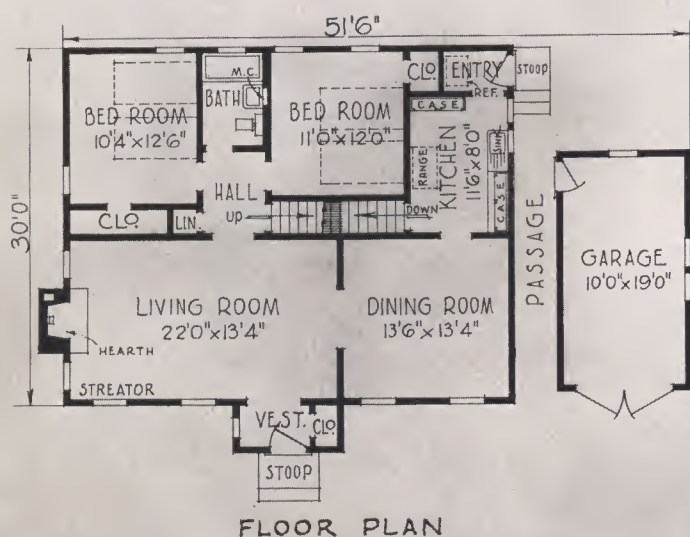
SIZE OF MAIN BUILDING——— 20'8"X40'0"  
SIZE OF MAIN BLDG.,WITH GARAGE — 30'8"X40'0"  
SIZE OVER ALL WITH GARAGE—— 33'6"X45'8"  
CEILING HEIGHT——— 8'3"  
HEIGHT OF BASEMENT——— 7'0"





## The STREATOR

The dignity of the design, straight trim lines, balanced architectural parts and attention to detail are all obvious and commendable factors in this early Colonial home. Opportunity for a family recreation center or extra bed rooms afforded by the large attic space, and the attached garage are features worthy of note.



### FIVE ROOMS, BATH & GARAGE

MAIN BUILDING 24800 CUBIC FEET.  
GARAGE ..... 3360 CUBIC FEET.

### DIMENSIONS

SIZE OF MAIN BUILDING ..... 37'0" x 30'0"  
SIZE OF MAIN BLDG., WITH GARAGE 51'6" x 30'0"  
SIZE OVER ALL, WITH GARAGE... 54'6" x 39'0"  
CEILING HEIGHT ..... 8'2"  
HEIGHT OF BASEMENT ..... 7'0"





## The SAYBROOK

A New England Colonial home always effective in design and practical to build. Large rooms make it particularly suitable for the average family. Special attention is called to the convenient and economical arrangement of the rooms.

9

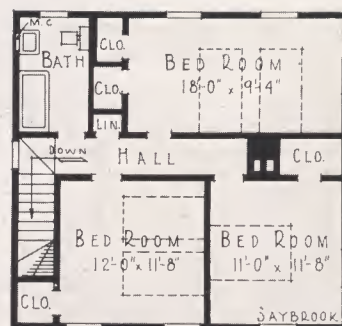
SIX ROOMS, TOILET, BATH, & GARAGE

MAIN BUILDING - 21,550 CUBIC FEET  
GARAGE - 3,500 CUBIC FEET

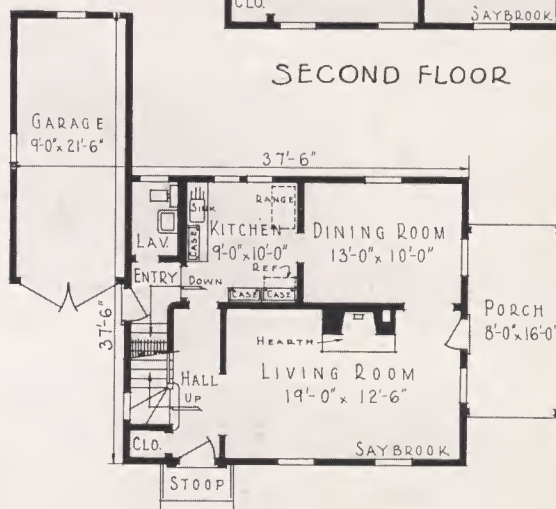
6

### DIMENSIONS

SIZE OF MAIN BUILDING - 28'0" x 24'0"  
SIZE OF MAIN BLDG., WITH GARAGE - 37'6" x 37'6"  
SIZE OVER ALL, WITH GARAGE - 46'9" x 42'0"  
CEILING HEIGHT FIRST FLOOR - 8'0"  
CEILING HEIGHT SECOND FLOOR - 8'0"  
HEIGHT OF BASEMENT - 7'0"

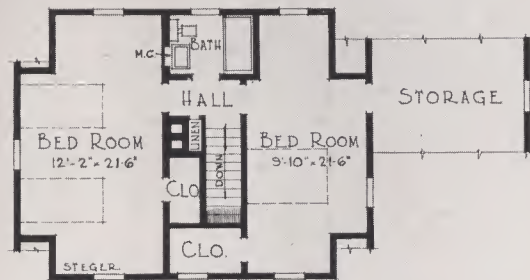


SECOND FLOOR

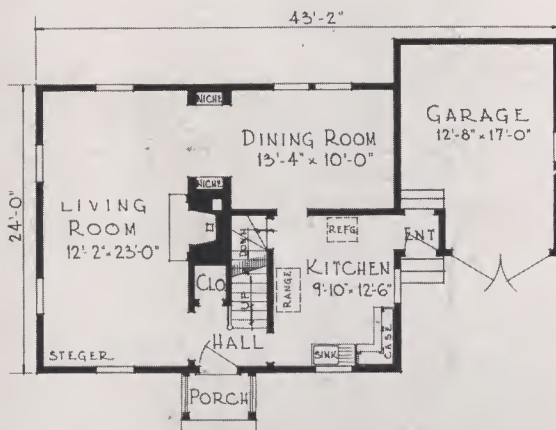


FIRST FLOOR





SECOND FLOOR



FIRST FLOOR

## The STEGER

An exceptionally light and cheerful home with a natural fireplace in a large living room. The simple design of the exterior is very effective and appropriate. Inexpensive to build and of pleasing colonial architecture.

9

FIVE ROOMS, BATH & GARAGE

MAIN BUILDING—17,660 CUBIC FEET

GARAGE—3,500 CUBIC FEET

6

## DIMENSIONS

SIZE OF MAIN BUILDING—30'0"X24'0"  
 SIZE OF MAIN BLDG., WITH GARAGE—43'2"X27'9"  
 SIZE OVER ALL, WITH GARAGE—45'6"X34'0"  
 CEILING HEIGHT FIRST FLOOR—8'0"  
 CEILING HEIGHT SECOND FLOOR—7'6"  
 HEIGHT OF BASEMENT—7'0"





## The SYRACUSE

There is a solid, substantial look about this home that will appeal to those who build for years to come and desire continued comfort. The rooms are large and provided with plenty of windows.

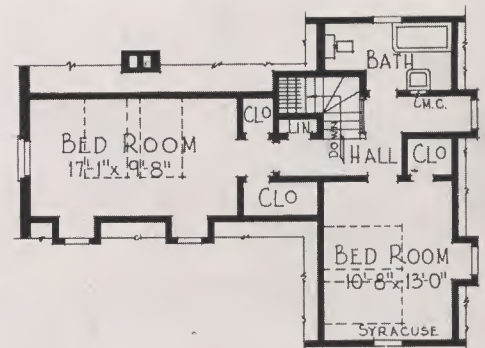
9

FIVE ROOMS, TOILET & BATH

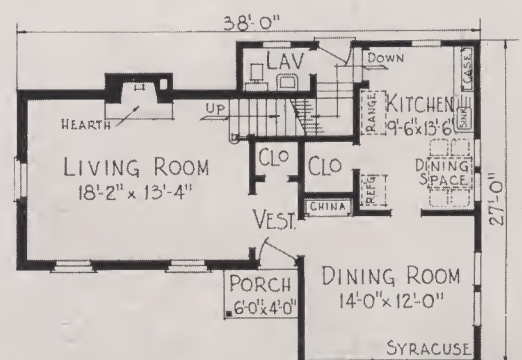
18,980 CUBIC FEET

6

SIZE OF MAIN BUILDING	38'0" X 27'0"
SIZE OVER ALL	42'0" X 29'3"
CEILING HEIGHT FIRST FLOOR	8'0"
CEILING HEIGHT SECOND FLOOR	7'6"
HEIGHT OF BASEMENT	7'0"

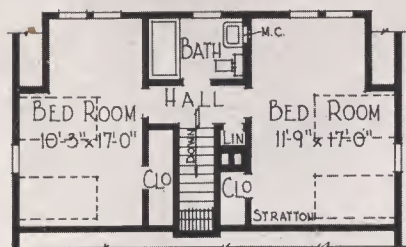


SECOND FLOOR

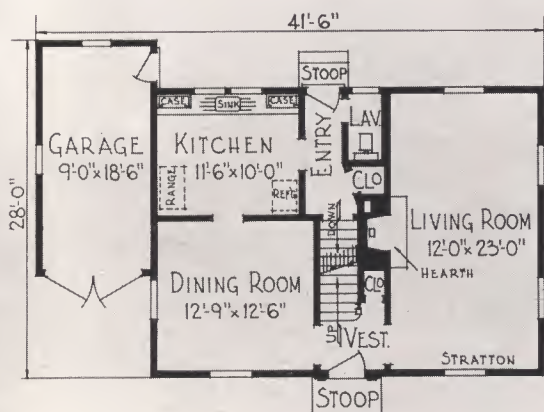


FIRST FLOOR





SECOND FLOOR



FIRST FLOOR

## The STRATTON

This small design with the pleasing features of a Cape Cod home is not a passing fancy, but will always remain in style. Special attention should be called to the first floor toilet and the attached garage.

FIVE ROOMS, TOILET, BATH & GARAGE

MAIN BUILDING...18,800 CUBIC FEET  
GARAGE...2,310 CUBIC FEET

6

### DIMENSIONS

SIZE OF MAIN BUILDING.....32'0"X24'0"  
SIZE OF MAIN BLDG., WITH GARAGE...41'6"X28'0"  
SIZE OVER ALL WITH GARAGE.....43'9"X31'3"  
CEILING HEIGHT FIRST FLOOR.....8'0"  
CEILING HEIGHT SECOND FLOOR.....7'6"  
HEIGHT OF BASEMENT.....7'0"





## The SEYMOUR

A quiet restful charm and cheerful hospitality distinguishes the Colonial home. The attached garage is a modern feature, yet the traditional design has been effectively preserved. The plans deserve careful consideration.

9

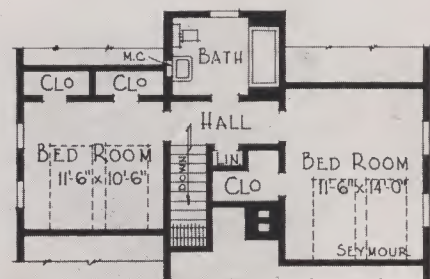
FIVE ROOMS, TOILET, BATH  
SERVICE ROOM & GARAGE

20,220 CUBIC FEET

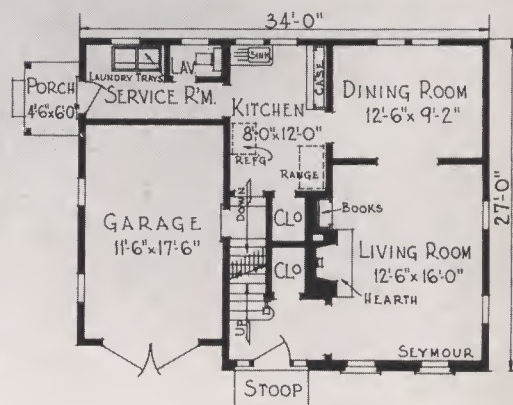
6

### DIMENSIONS

SIZE OF MAIN BUILDING	34'0" X 27'0"
SIZE OVER ALL	41'6" X 32'0"
CEILING HEIGHT FIRST FLOOR	8'0"
CEILING HEIGHT SECOND FLOOR	7'6"
HEIGHT OF BASEMENT	7'0"

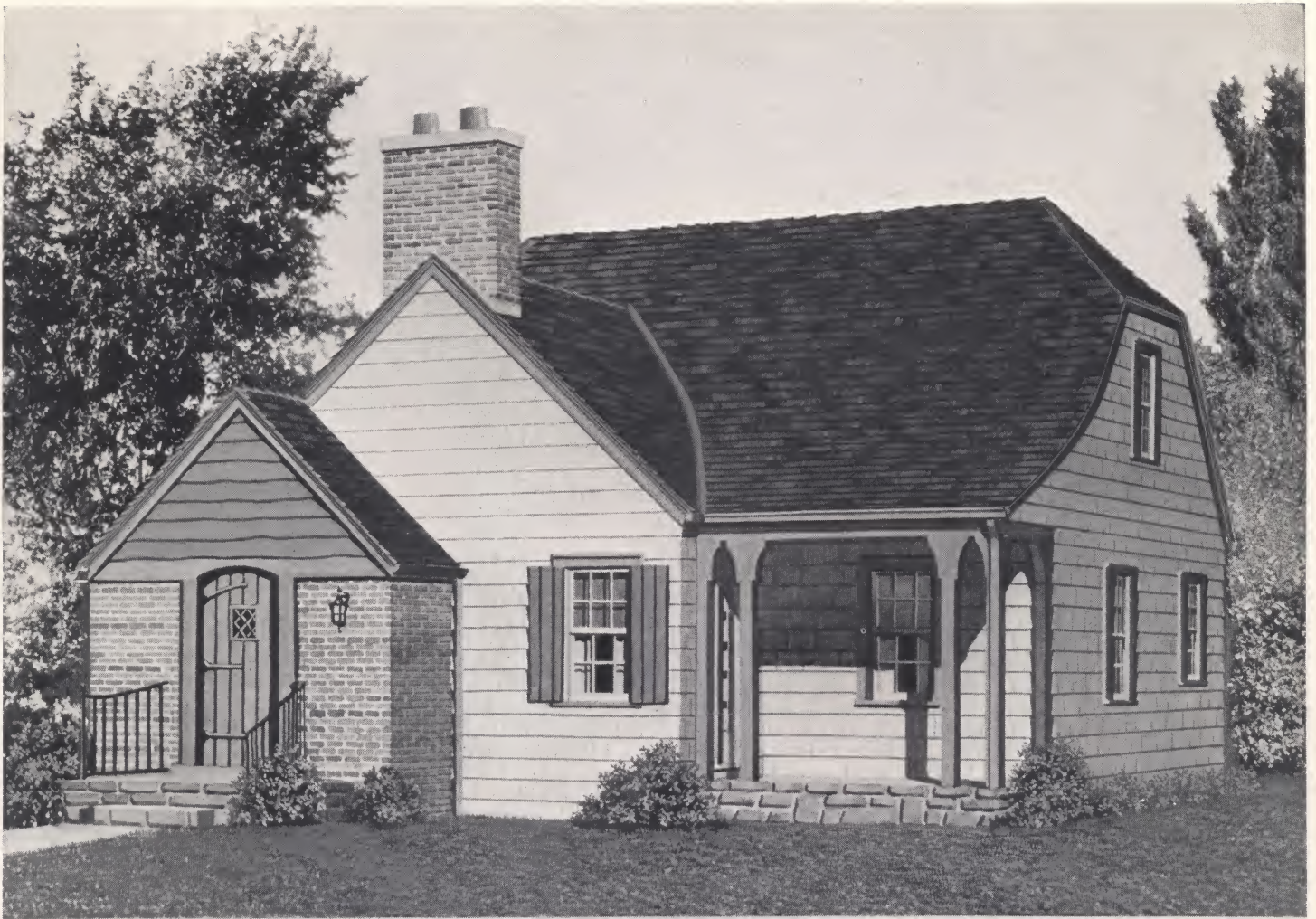


SECOND FLOOR



FIRST FLOOR

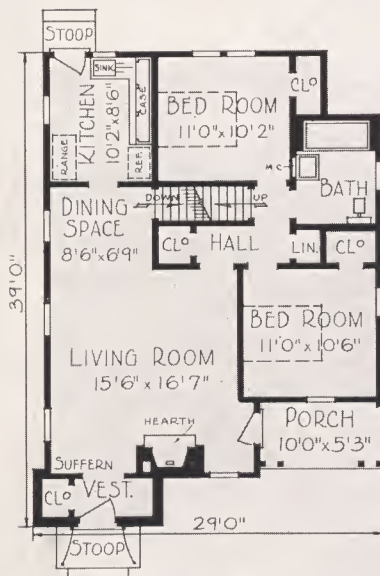




## FOUR ROOMS, BATH AND DINING SPACE

# The SUFFERN

This charming English bungalow not only has a pleasing exterior, but a compact and practical interior. The four rooms are well arranged and really are equal to five rooms in efficiency. Attic space can be utilized for future rooms.

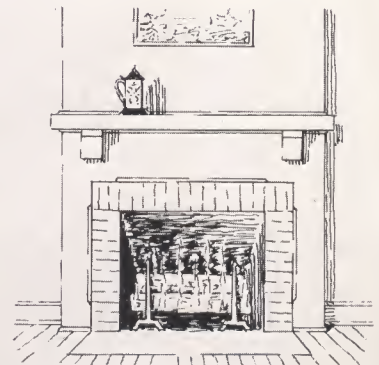


FLOOR PLAN

CUBIC CONTENTS  
20,500 CUBIC FEET

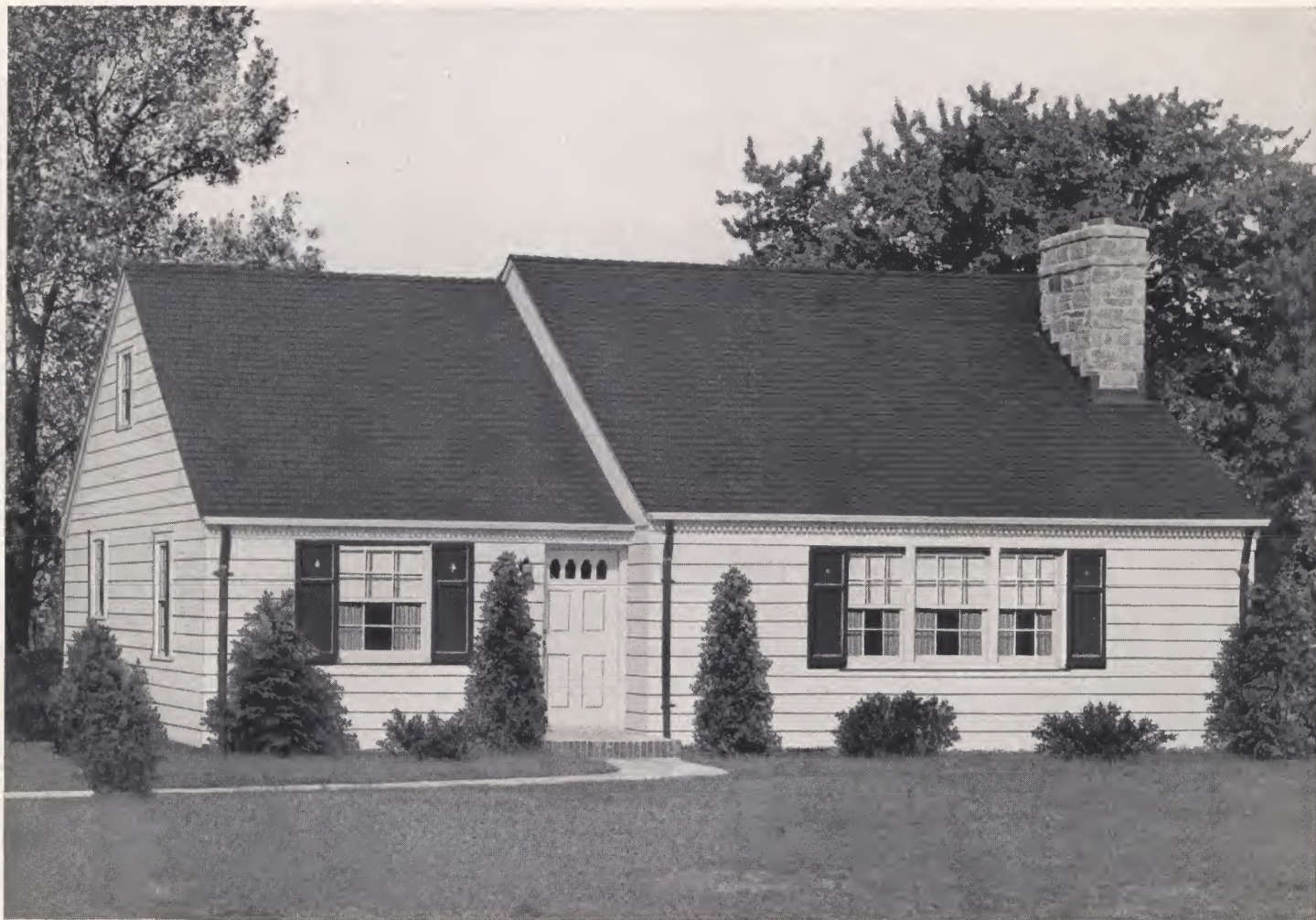
## DIMENSIONS

SIZE OF MAIN BUILDING 29'0" X 39'0"  
SIZE OVER ALL \_\_\_\_\_ 32'0" X 47'0"  
CEILING HEIGHT \_\_\_\_\_ 8'2"  
HEIGHT OF BASEMENT \_\_\_\_\_ 7'0"



FIREPLACE





## The SAYVILLE

With an appealing architectural style, a practical conservative layout, and a tried and economical exterior, this home cannot help but insure the investor real value. Attention is directed to the large living room with fireplace and built-in book cases.

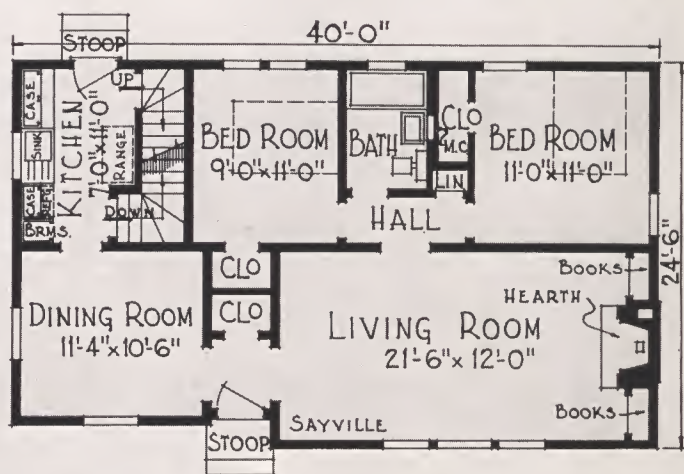
9

FIVE ROOMS AND BATH  
21,000 CUBIC FEET

6

### DIMENSIONS

SIZE OF MAIN BUILDING \_\_\_\_\_ 40'0" X 24'6"  
 SIZE OVER ALL \_\_\_\_\_ 44'0" X 29'6"  
 CEILING HEIGHT \_\_\_\_\_ 8'2"  
 HEIGHT OF BASEMENT \_\_\_\_\_ 7'0"



FLOOR PLAN

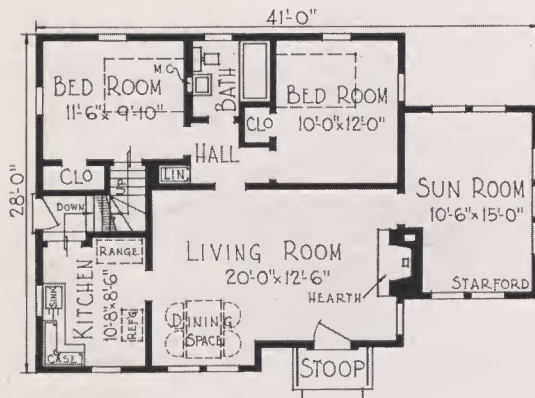




## The STARFORD

This picture seems to prove the fact that the Colonial style is well adapted to the small home. The plans show a compact yet a convenient and comfortable arrangement of rooms with plenty of sunlight and cross ventilation. The stairway to attic will permit of a future room.

9



FLOOR PLAN

FOUR ROOMS, SUN ROOM & BATH  
20,600 CUBIC FEET

6

### DIMENSIONS

SIZE OF MAIN BUILDING \_\_\_\_\_ 41' 0" X 28' 0"  
 SIZE OVER ALL \_\_\_\_\_ 43' 0" X 32' 6"  
 CEILING HEIGHT \_\_\_\_\_ 8' 0"  
 HEIGHT OF BASEMENT \_\_\_\_\_ 7' 0"





## The SUNBURY

Because it possesses the quality of being different, yet altogether charming, this lovely English Colonial home is elevated above the standard small dwelling. A slight variation of siding, a symmetrical placement of windows, and a large porch, unite in a pleasing blend.

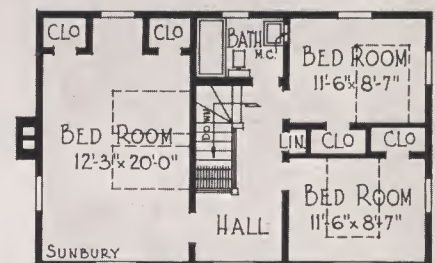
?

SIX ROOMS, TOILET & BATH  
20700 CUBIC FEET

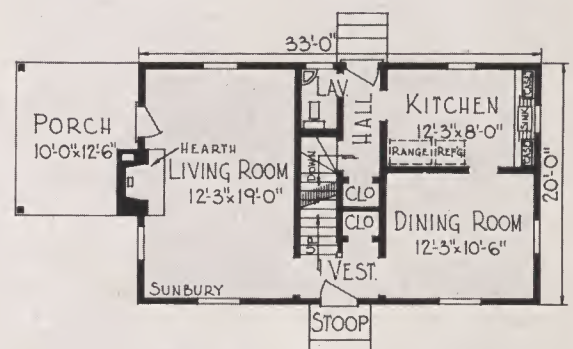
6

### DIMENSIONS

SIZE OF MAIN BUILDING.....33'0" X 20'0"  
SIZE OVER ALL.....45'0" X 28'0"  
CEILING HEIGHT FIRST FLOOR.....8'0"  
CEILING HEIGHT SECOND FLOOR.....8'0"  
HEIGHT OF BASEMENT.....7'0"

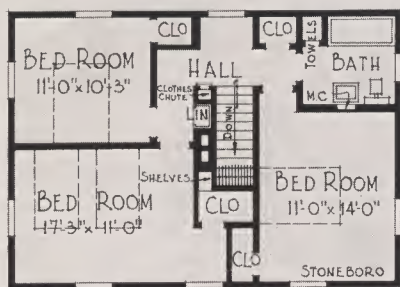


SECOND FLOOR

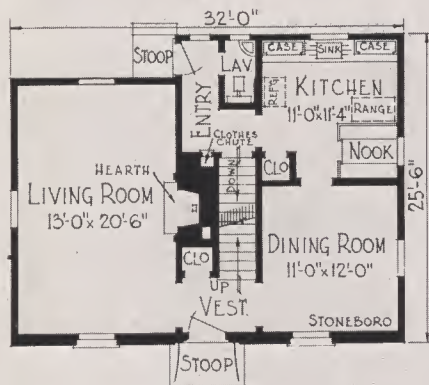


FIRST FLOOR





SECOND FLOOR



FIRST FLOOR

## The STONEBORO

Good to look at and pleasant to live in are the outstanding qualities of this design. The compact arrangement of the kitchen and the easy access to all rooms will receive the approval of the thoughtful housewife.

9

SIX ROOMS, TOILET & BATH

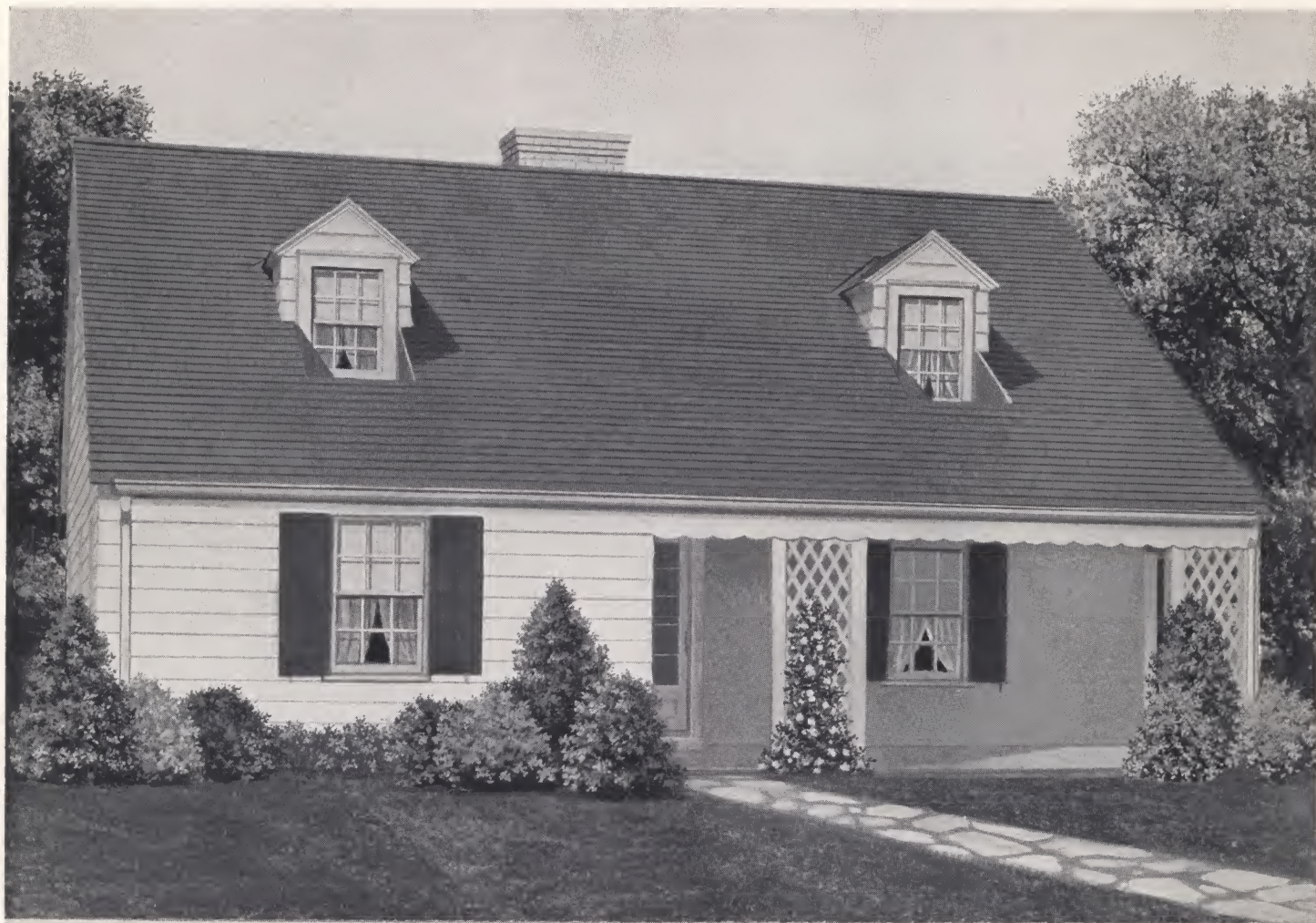
21,400 CUBIC FEET

6

### DIMENSIONS

SIZE OF MAIN BUILDING	32'0" X 25'6"
SIZE OVER ALL	36'0" X 31'0"
CEILING HEIGHT FIRST FLOOR	8'3"
CEILING HEIGHT SECOND FLOOR	8'0"
HEIGHT OF BASEMENT	7'0"





## The SALISBURY

Originality is expressed in every line yet this effective home retains the Colonial atmosphere of the traditional Cape Cod. The front porch is a pleasing feature. All rooms are conveniently arranged.

?

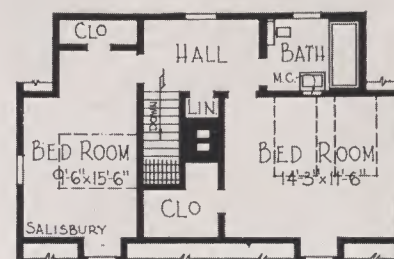
FIVE ROOMS, BREAKFAST ROOM,  
TOILET AND BATH

17,900 CUBIC FEET

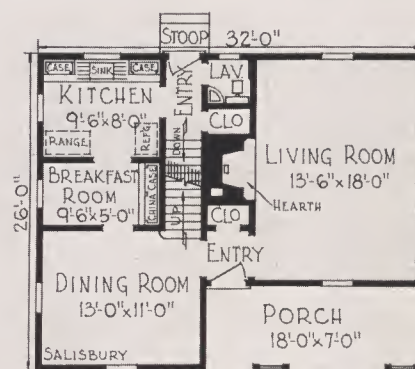
6

### DIMENSIONS

SIZE OF MAIN BUILDING	32'0" X 26'0"
SIZE OVER ALL	36'0" X 29'6"
CEILING HEIGHT FIRST FLOOR	8'0"
CEILING HEIGHT SECOND FLOOR	7'6"
HEIGHT OF BASEMENT	7'0"

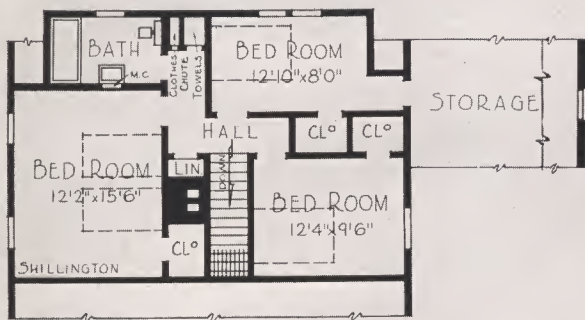


SECOND FLOOR

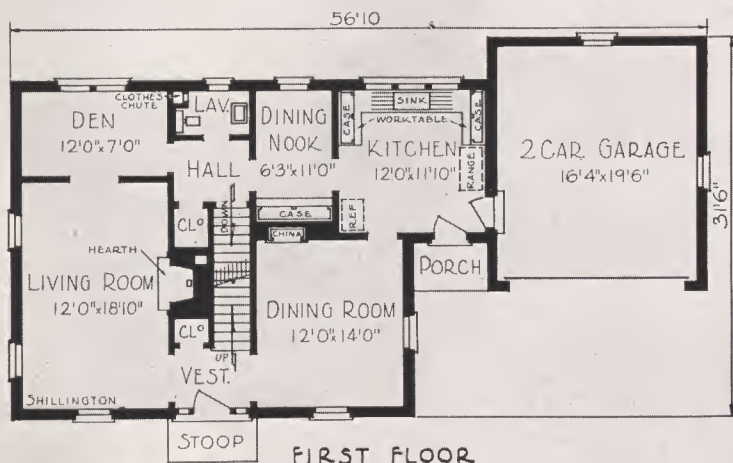


FIRST FLOOR





SECOND FLOOR



FIRST FLOOR

## The SHILLINGTON

Seldom is found a combination of exterior beauty and an ideal floor layout that gives more than this Cape Cod home. Large well arranged rooms, modern equipment and conveniences, and an attached two car garage are the highlights of this home.

SIX ROOMS, DEN, DINING NOOK,  
TOILET, BATH AND GARAGE

29,775 CUBIC FEET

### DIMENSIONS

SIZE OF MAIN BUILDING - 39'9" X 28'0"  
 SIZE OVER ALL - 59'2" X 35'6"  
 CEILING HEIGHT FIRST FLOOR - 8'2"  
 CEILING HEIGHT SECOND FLOOR - 8'0"  
 HEIGHT OF BASEMENT - 7'0"





## The SIDELING

This pleasing Colonial home introduces a harmonious combination of stone and beveled siding and an overhanging second floor. The plans provide a garage which is entered from the rear.

9

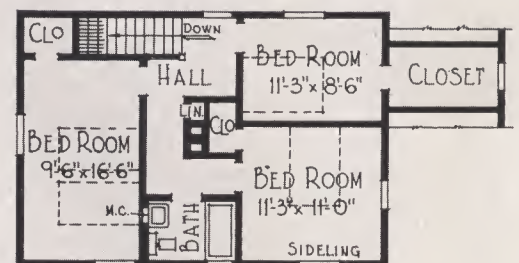
SIX ROOMS, TOILET, BATH & GARAGE

20,960 CUBIC FEET

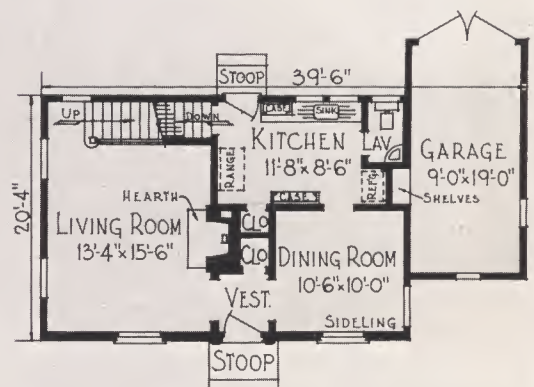
6

### DIMENSIONS

SIZE OF MAIN BUILDING \_\_\_\_\_ 30'0" X 20'4"  
 SIZE OF MAIN BLDG., WITH GARAGE \_\_\_\_\_ 39'6" X 20'4"  
 SIZE OVER ALL \_\_\_\_\_ 41'10" X 29'10"  
 CEILING HEIGHT FIRST FLOOR \_\_\_\_\_ 8'6"  
 CEILING HEIGHT SECOND FLOOR \_\_\_\_\_ 8'0"  
 HEIGHT OF BASEMENT \_\_\_\_\_ 7'0"

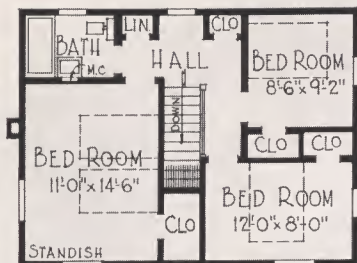


SECOND FLOOR

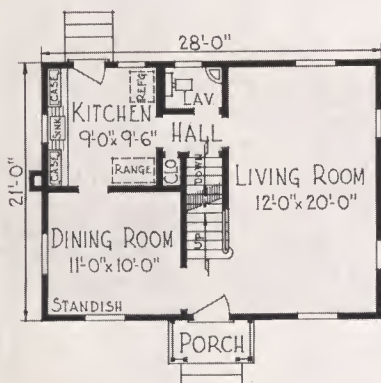


FIRST FLOOR





SECOND FLOOR



FIRST FLOOR

## The STANDISH

The simple lines and good proportions of this home are well set off by the latticed front porch and large shuttered windows. It is not difficult for one to notice the inimitable, efficient arrangement of rooms and the latest interior conveniences.

9

SIX ROOMS, TOILET & BATH

16,400 CUBIC FEET

6

### DIMENSIONS

SIZE OF MAIN BUILDING	28'0" X 21'0"
SIZE OVER ALL	32'0" X 30'7"
CEILING HEIGHT FIRST FLOOR	8'0"
CEILING HEIGHT SECOND FLOOR	7'6"
HEIGHT OF BASEMENT	7'0"





## The SHARON

Colonial detail is followed throughout with harmonious results. The ground area is small considering the accommodations provided. This home not only offers the home comforts and conveniences of six well planned rooms but includes a porch as part thereof.

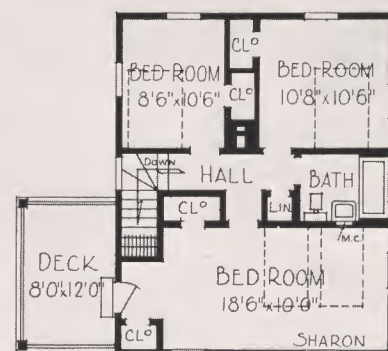
9

SIX ROOMS & BATH

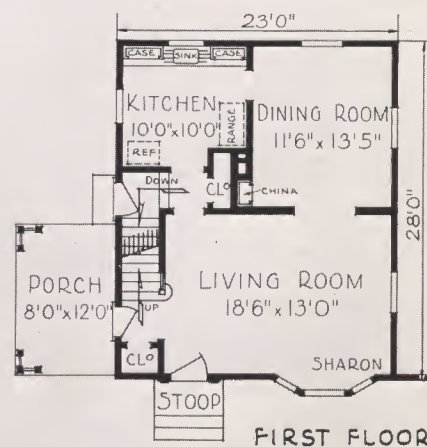
18,200 CUBIC FEET

6

SIZE OF MAIN BUILDING	23'0" X 28'0"
SIZE OVER ALL	34'6" X 35'0"
CEILING HEIGHT FIRST FLOOR	8'0"
CEILING HEIGHT SECOND FLOOR	7'6"
HEIGHT OF BASEMENT	7'0"

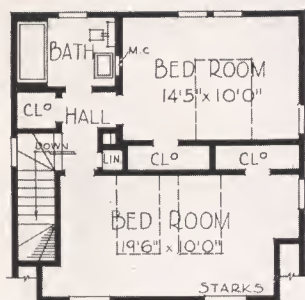


SECOND FLOOR

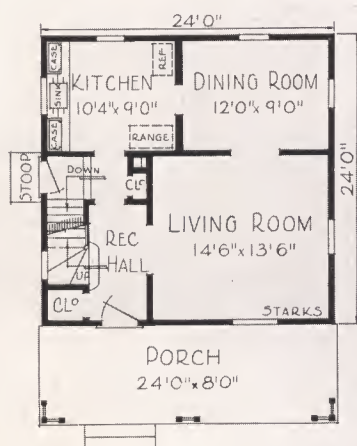


FIRST FLOOR





SECOND FLOOR



FIRST FLOOR

## The STARKS

This Colonial home is an evolution of a style prominent in our country for generations. The broad front porch will give much comfort. The rooms are large and well arranged for the maximum of light and ventilation.

9

FIVE ROOMS & BATH

16,800 CUBIC FEET

6

## DIMENSIONS

SIZE OF MAIN BUILDING	24'0" X 24'0"
SIZE OVER ALL	28'6" X 36'3"
CEILING HEIGHT FIRST FLOOR	8'4"
CEILING HEIGHT SECOND FLOOR	8'0"
HEIGHT OF BASEMENT	7'0"



**Working Plans:**—A complete set of accurate working drawings is furnished for every home appearing in this book. These plans have been carefully studied and produced cooperatively by a staff of architects, engineers and experienced men. This coordination has resulted in the development of the best in small house design, more comfortable living, and most essential of all, sound construction.

**Reversed Plans:** — It is obvious that a plan designed for a lot facing east will not result in the best exposure when the lot fronts to the west. Therefore, reversed plans will be furnished at a nominal cost.

**Supplementary Details:**—Additional details of construction, or information concerning same will be cheerfully furnished upon request.

<h1 style="margin: 0;">Building Contract</h1>	
AGREEMENT made this _____ day of _____	
in the year Nineteen Hundred and _____	by and between _____ hereinafter called
THE CONTRACTOR and called THE OWNER, WITNESSETH, that This Contract is for consideration of _____	
<h2 style="margin: 0;">CONTRACTOR'S STATEMENT TO</h2>	
State of _____ in _____ County of _____	(Owner) _____ being duly sworn, deposes and says that he is _____ of the _____ Contractor for work on building situated at No. _____ on Lot _____ owned by _____
that the following are the names of all parties having contracts or sub-contracts for specific portions of the work as stated herein, and that he has received from each and every one of them the sum of _____ Dollars (\$ _____) for materials entering into the construction thereof out of the amount due said to him under such contract and specifications mentioned herein, all labor and material required to complete said building according to plans and specifications attached hereto.	
Name and Address _____	Kind of Work _____ Total Cash Payments _____ \$ _____ \$ _____ \$ _____
<h2 style="margin: 0;">SPECIFICATIONS</h2> <p style="margin: 5px 0;">FOR THE SECTION OF A _____</p> <p style="margin: 10px 0;">No. _____</p> <p style="margin: 10px 0;">Mr. _____</p> <p style="margin: 10px 0;">At _____</p> <p style="margin: 10px 0;">THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF _____ ON _____ AND SHALL BE RETURNED TO HIM UPON COMPLETION OF BUILDING</p> <p style="font-size: small; margin-top: 10px;">Supplement to Federal Plot Series, Inc. Printed in U. S. A.</p>	

**Special Plans:** — For those who have individual tastes and ideas, special plans can be drawn accurately and promptly furnished.

Stability, quality, and cost of the home, will be directly affected by the materials and the workmanship furnished. Therefore, specifications are statements which elucidate in particular the materials supplied, and the workmanship produced in the construction of the home.

Included in the specifications is a requirement for a builders guaranty bond. This is only used, however, when the owner desires added protection, or where the lending institution requires it. The cost of the bond is not included in the Estimated Cost.

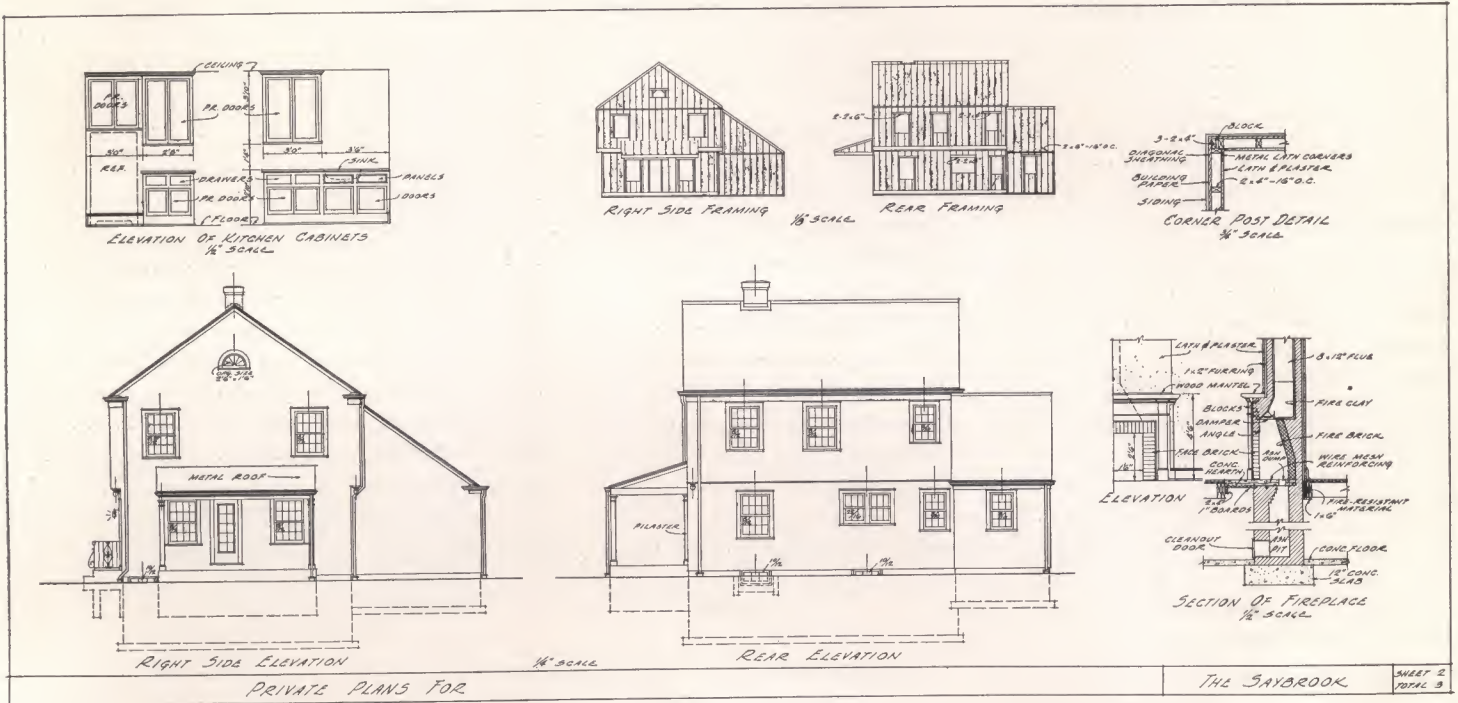
The architectural drawings for 'The Saybrook' house include the following details:

- WALL SECTION (1/8" SCALE):** Shows a cross-section of the exterior wall and roof. Key features include:
  - Roof: 1.5" x 10" rafters, 1.5" collar beams, 2" x 6" joists, 1.5" x 10" ridge board, 1.5" x 10" rafters, 1.5" x 10" collar beams, 2" x 6" joists, 1.5" x 10" ridge board, 1.5" x 10" rafters.
  - Wall: 2" x 6" studs, 1.5" x 10" rafters, 1.5" x 10" collar beams, 2" x 6" joists, 1.5" x 10" ridge board, 1.5" x 10" rafters, 1.5" x 10" collar beams, 2" x 6" joists, 1.5" x 10" ridge board, 1.5" x 10" rafters.
  - Foundation: 18" x 8" concrete footing, 6" concrete wall, 1.5" x 10" rafters, 1.5" x 10" collar beams, 2" x 6" joists, 1.5" x 10" ridge board, 1.5" x 10" rafters, 1.5" x 10" collar beams, 2" x 6" joists, 1.5" x 10" ridge board, 1.5" x 10" rafters.
- FRONT ELEVATION (1/4" SCALE):** Shows the front facade of the house. Key features include:
  - Roof: Shingled ridge, 1.5" x 10" rafters, 1.5" x 10" collar beams, 2" x 6" joists, 1.5" x 10" ridge board, 1.5" x 10" rafters, 1.5" x 10" collar beams, 2" x 6" joists, 1.5" x 10" ridge board, 1.5" x 10" rafters.
  - Wall: 2" x 6" studs, 1.5" x 10" rafters, 1.5" x 10" collar beams, 2" x 6" joists, 1.5" x 10" ridge board, 1.5" x 10" rafters, 1.5" x 10" collar beams, 2" x 6" joists, 1.5" x 10" ridge board, 1.5" x 10" rafters.
  - Foundation: 18" x 8" concrete footing, 6" concrete wall, 1.5" x 10" rafters, 1.5" x 10" collar beams, 2" x 6" joists, 1.5" x 10" ridge board, 1.5" x 10" rafters, 1.5" x 10" collar beams, 2" x 6" joists, 1.5" x 10" ridge board, 1.5" x 10" rafters.
- LEFT SIDE ELEVATION (1/4" SCALE):** Shows the left side of the house. Key features include:
  - Roof: Shingled ridge, 1.5" x 10" rafters, 1.5" x 10" collar beams, 2" x 6" joists, 1.5" x 10" ridge board, 1.5" x 10" rafters, 1.5" x 10" collar beams, 2" x 6" joists, 1.5" x 10" ridge board, 1.5" x 10" rafters.
  - Wall: 2" x 6" studs, 1.5" x 10" rafters, 1.5" x 10" collar beams, 2" x 6" joists, 1.5" x 10" ridge board, 1.5" x 10" rafters, 1.5" x 10" collar beams, 2" x 6" joists, 1.5" x 10" ridge board, 1.5" x 10" rafters.
  - Foundation: 18" x 8" concrete footing, 6" concrete wall, 1.5" x 10" rafters, 1.5" x 10" collar beams, 2" x 6" joists, 1.5" x 10" ridge board, 1.5" x 10" rafters, 1.5" x 10" collar beams, 2" x 6" joists, 1.5" x 10" ridge board, 1.5" x 10" rafters.

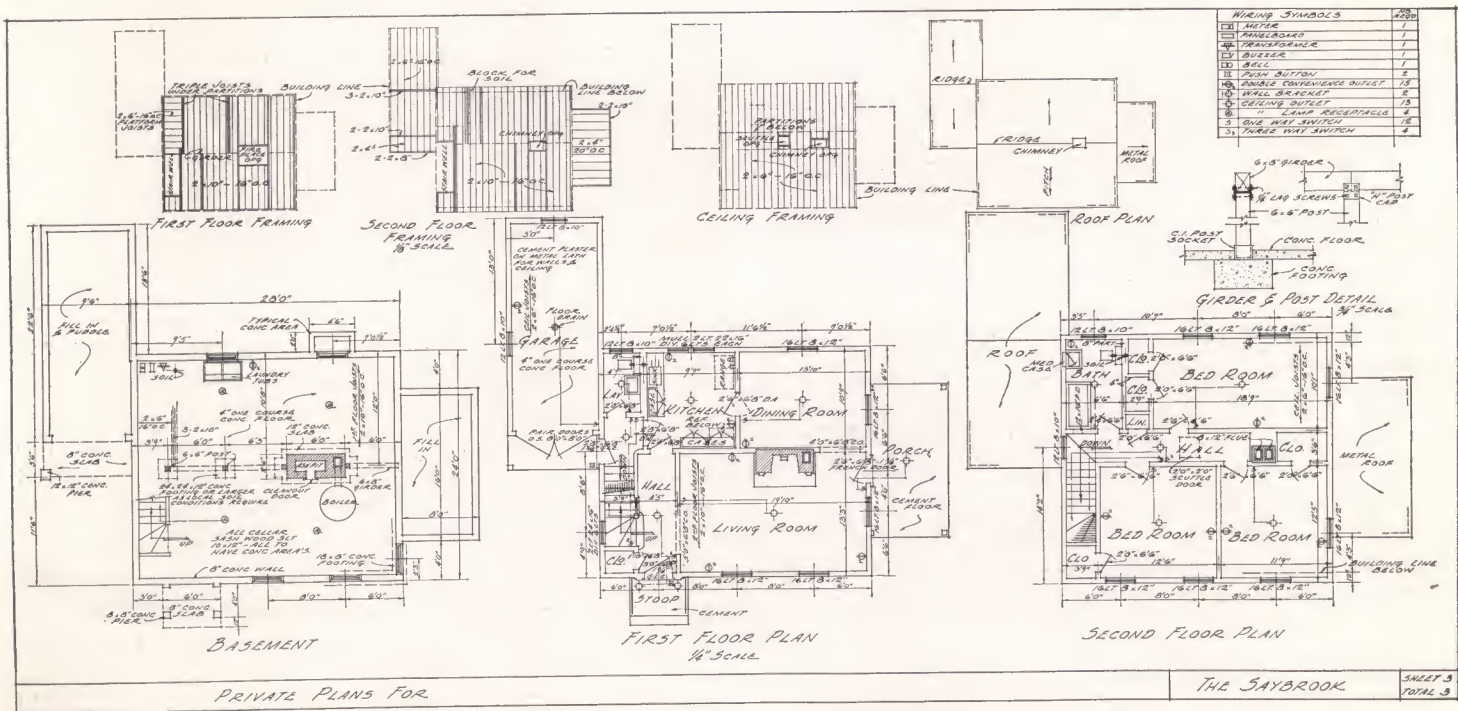
*Sheet No. 1, Reduced to 1/5 of actual size*



# Our Plans Provide for Substantial and Durable Construction



AN EXACT COPY OF ORIGINAL WORKING DRAWINGS  
 Sheet No. 2, Reduced to 1/5 of actual size



AN EXACT COPY OF ORIGINAL WORKING DRAWINGS  
 Sheet No. 3, Reduced to 1/5 of actual size



# INDEX

## FOR 57 HOMES IN ALPHABETICAL ORDER

<i>Design</i>	<i>Page</i>	<i>Design</i>	<i>Page</i>	<i>Design</i>	<i>Page</i>
Sacket .....	25	Sherburne .....	19	Starford .....	51
Salem—G .....	13	Shillington—G .....	55	Starks .....	59
Salford—G .....	5	Shirland—G .....	34	Steger—G .....	45
Salisbury .....	54	Sibley .....	16	Stephen .....	9
Sandusky—G .....	36	Sideling—G .....	56	Stetson—G .....	23
Saxton .....	22	Sidell—G .....	8	Steuben—G .....	15
Saybrook—G .....	44	Sidney .....	41	Steward—G .....	35
Sayre—G .....	10	Simpson .....	31	Stickney .....	33
Sayville .....	50	Somerton—G .....	42	Stillwater .....	6
Scottsdale .....	17	Southold—G .....	32	Stoneboro .....	53
Scranton .....	21	Spangler .....	12	Stonington—G .....	4
Seaton—G .....	14	Sparland .....	39	Strathmore .....	38
Selden—G .....	28	Sparta—"A" & "B" .....	24	Stratton—G .....	47
Selma—G .....	27	Speer .....	7	Strawn .....	11
Seward .....	18	Springboro .....	40	Streator—G .....	43
Seymour—G .....	48	Springer .....	37	Strong .....	30
Shafter .....	29	Standish .....	57	Suffern .....	49
Sharon .....	58	Stapleton—G .....	20	Sunbury .....	52
Shelter .....	26			Syracuse .....	46

NOTE: Designs Identified by "G" Have Attached Garages

### ONE STORY HOMES

<i>Design</i>	<i>Page</i>	<i>Design</i>	<i>Page</i>	<i>Design</i>	<i>Page</i>
<b>FOUR ROOMS</b>		<b>FIVE ROOMS</b>		<b>FIVE ROOMS</b>	
Sherburne .....	19	Sayville .....	50	Speer .....	7
Sparta—A .....	24	Seward .....	18	Springer .....	37
Suffern .....	49	Simpson .....	31	Starford .....	51
<b>FIVE ROOMS</b>		Somerton—G .....	42	Stillwater .....	6
Sacket .....	25	Spangler .....	12	Streator—G .....	43
Salem—G .....	13	Sparta—B .....	24	Strong .....	30

### TWO STORY HOMES

<i>Design</i>	<i>Page</i>	<i>Design</i>	<i>Page</i>	<i>Design</i>	<i>Page</i>
<b>FIVE ROOMS</b>		<b>FIVE ROOMS</b>		<b>SIX ROOMS</b>	
Sandusky .....	36	Syracuse .....	46	Standish .....	57
Sayre .....	10	<b>SIX ROOMS</b>		Stetson .....	23
Scottsdale .....	17	Salford .....	5	Steuben .....	15
Selden .....	28	Salisbury .....	54	Steward .....	35
Seymour .....	48	Saxton .....	22	Stickney .....	33
Shafter .....	29	Saybrook .....	44	Stoneboro .....	53
Sibley .....	16	Scranton .....	21	Stonington .....	4
Southold .....	32	Selma .....	27	Strathmore .....	38
Springboro .....	40	Sharon .....	58	Strawn .....	11
Stapleton .....	20	Shelter .....	26	Sunbury .....	52
Starks .....	59	Shirland .....	34	<b>SEVEN ROOMS</b>	
Steger .....	45	Sideling .....	56	Seaton .....	14
Stephen .....	9	Sidell .....	8	Shillington .....	55
Stratton .....	47	Sidney .....	41	Sparland .....	39

F. H. A. Insured Mortgage Plan.....Page 3  
Information For You .....Page 63

Sample Plan and Working Drawings.....Pages 60-61  
Selecting the Home Site and Locating the House.....Page 2



# COMPLETE INFORMATION FOR YOU

We cheerfully furnish all data and costs pertaining to any of the Home Designs in this Book. For information desired fill in and check Questionnaire, then mail or deliver to us. No obligation incurred.

- A I am interested in The.....Design on Page.....
- B I own Lot No.....Block.....In Subdivision.....  
.....Street.....
- C My lot is.....feet wide and.....feet long.  
Corner Lot Yes ☐ No ☐
- D I would like to begin building..... Date
- E Name .....  
Street .....Rural Route.....Box.....  
Post Office .....State.....Telephone.....

I WOULD LIKE TO HAVE YOU FURNISH THE REQUIRED INFORMATION WHICH I HAVE CHECKED (✓) NUMERICALLY IN THE FOLLOWING QUESTIONNAIRE.

- 1 ☐ Do you think this home is suitable to my lot size and is it appropriate? .....
- 2 ☐ Is this home of a type of construction that you would recommend for conditions in this community? .....
- 3 ☐ What is the approximate construction cost of building as originally designed? .....
- 4 ☐ Can I secure actual costs from you? .....
- 5 ☐ What is the cost of the working drawings? .....
- 6 ☐ How many plans do you think I may need? .....
- 7 ☐ Do you furnish complete specifications and documents? .....
- 8 ☐ Are the plans and specifications acceptable for Mortgage Loans and F. H. A.? .....
- 9 ☐ How much time will be required to build this home? .....
- 10 ☐ Can I make changes in materials, such as lumber, flooring, brick, masonry, finish, doors, trim, roofing, etc.? .....
- 11 ☐ What kind of heating system do you recommend? .....
- 12 ☐ Can you advise how to finance this home? .....
- 13 ☐ Can you tell what my monthly payments will be according to the F. H. A. Insured Mortgage Plan? .....
- 14 ☐ Will you make any changes in the plans which I may require? .....
- 15 ☐ Is it possible to increase or decrease the size of this home without affecting the appearance? .....
- 16 ☐ Can you furnish plans of a one car ☐ or a two car ☐ garage that will be in keeping with the architecture of the home I have selected? .....
- 17 ☐ Can a garage be attached to the house in a practical manner that will not affect the architecture? .....
- 18 ☐ Will you make special plans according to my own ideas and requirements? .....
- 19 ☐ Do you contract to erect homes? .....
- 20 ☐ Do you furnish screens, storm sash and storm doors? .....
- 21 ☐ Do you have other designs in addition to those shown in this book? .....
- 22 ☐ I also desire the following information, .....



Digitized by:



ASSOCIATION  
FOR  
PRESERVATION  
TECHNOLOGY,  
INTERNATIONAL

[www.apti.org](http://www.apti.org)

BUILDING  
TECHNOLOGY  
HERITAGE  
LIBRARY

<https://archive.org/details/buildingtechnologyheritagelibrary>

From the collection of:

Jim Draeger